



WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk

Website: spencermunson.co.uk



77-7 Portway, Stratford, E15

**** Double shop, currently vacant** ** Large Basement** ** 2 split level flats above (Currently let on AST'S)** ** Potential redevelopment plot at rear(Subject to planning** ** Kitchen & Toilet** EPC TBC**

Asking Price £1,350,000 (F)



77-79 Portway, Stratford, E13

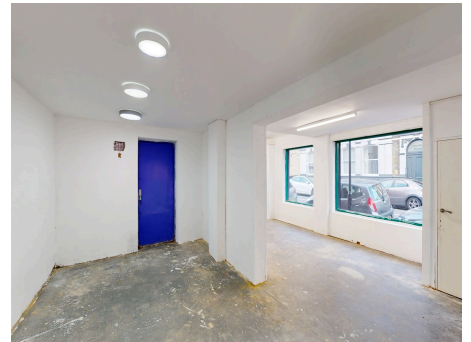
Shop



Shop



Shop



Basement

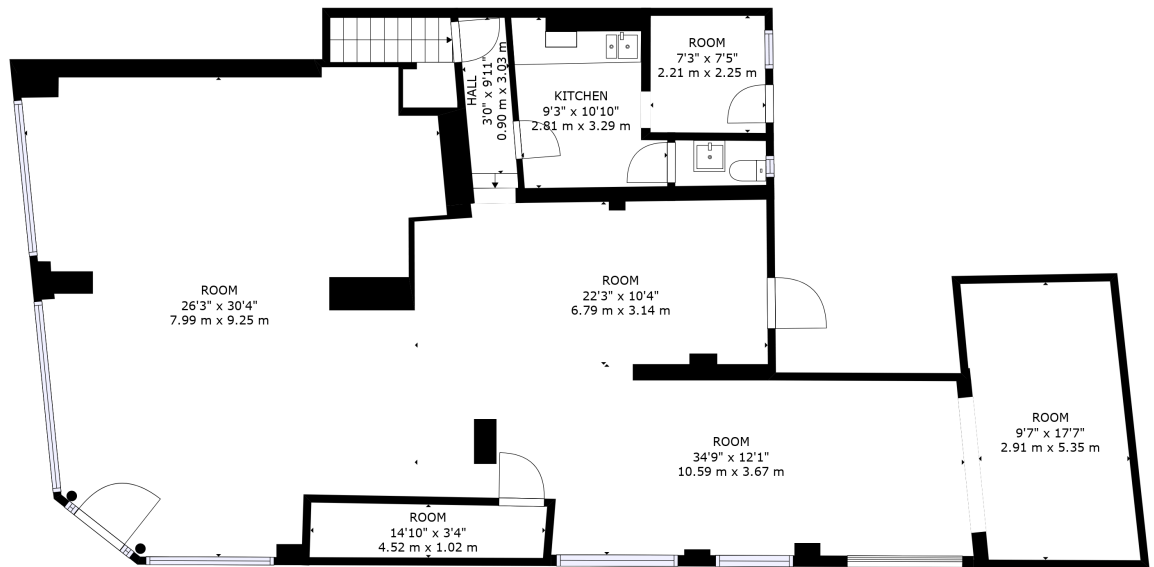


Basement



Garden

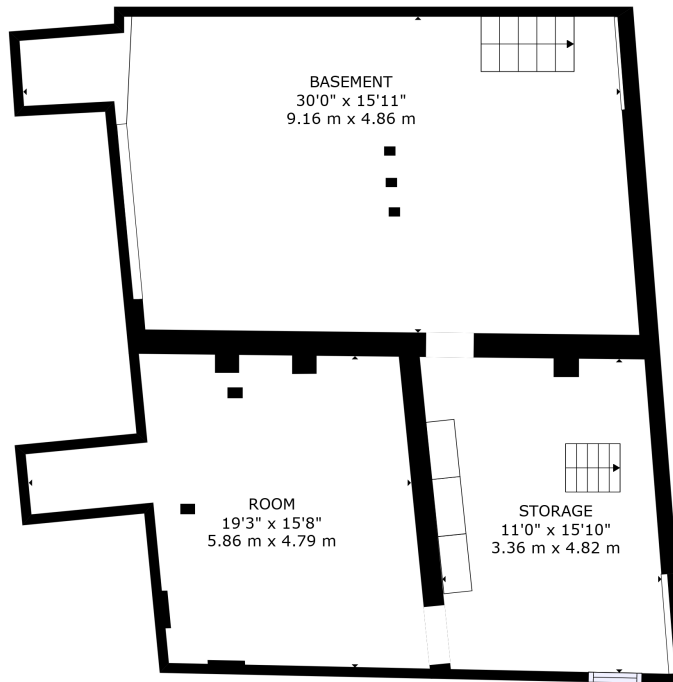
Spencer Munson are excited to bring to market this corner Freehold investment opportunity. The property consists of a double corner shop (1799 sq ft) with a basement (871Sq Ft), currently vacant. There are two split level apartments, they are currently let on AST's. Please call us for more information. EPC TBC

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FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 871 sq. ft. 81 m², FLOOR 2: 1799 sq. ft. 167 m²
TOTAL: 2671 sq. ft. 248 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers/purchasers. They do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.