



New Road, London

£2,850,000

Havilands

the advantage of experience

11 New Road, London, E1

Approximate Gross Internal Area = 3068 sq ft / 285.0 sq m



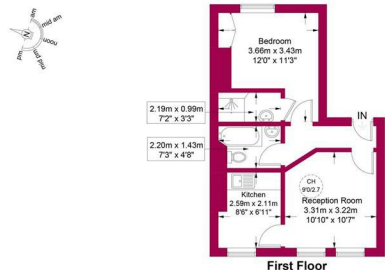
Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

New Road, E1

Approximate Gross Internal Area = 392 sq ft / 36.4 sq m



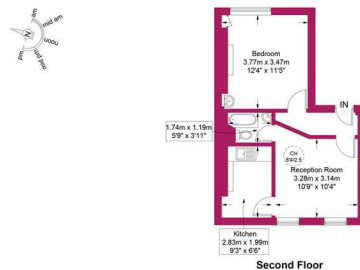
Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

New Road, E1

Approximate Gross Internal Area = 392 sq ft / 36.4 sq m



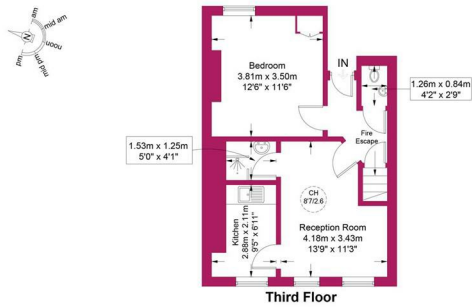
Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

- Unique Development Opportunity
- Mixed Use, Commercial, Ground Floor Unit (Currently Empty) and Eight Self Contained One Bedroom Flats (Tenants In-Situ)
- Two Basements with Scope for Development and Rear Elevation (STPP)
- Being Sold with Freehold
- Close to Whitechapel Station and Aldgate East Station
- Moments from Queen Mary University of London, Whitechapel Campus and Royal London Hospital
- Convenient for Access to Liverpool Street, Moorgate and Canary Wharf

New Road, E1 **Approximate Gross Internal Area = 437 sq ft / 40.6 sq m**



Third Floor

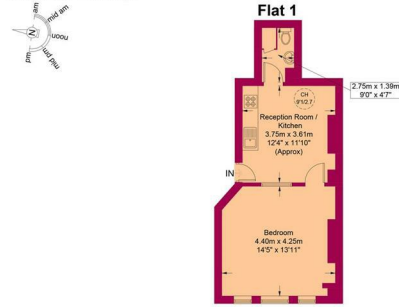
Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



New Road, E1 **Approximate Gross Internal Area = 380 sq ft / 35.3 sq m**

Restricted Height = 12 sq ft / 1.1 sq m



Flat 1

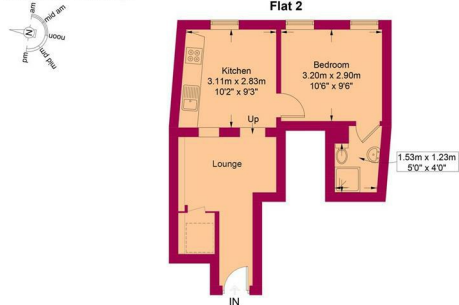
Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



New Road, E1 **Approximate Gross Internal Area = 368 sq ft / 34.2 sq m**

Restricted Height = 12 sq ft / 1.1 sq m



Flat 2

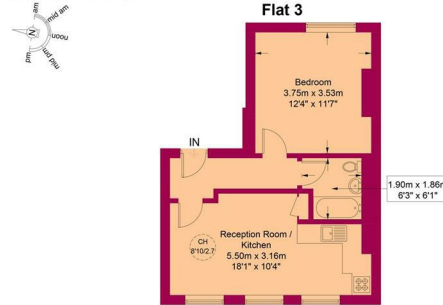
Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



New Road, E1 **Approximate Gross Internal Area = 438 sq ft / 40.7 sq m**

Restricted Height = 12 sq ft / 1.1 sq m



Flat 3

Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Havilands are delighted to present a RARE FREEHOLD MIXED-USE DEVELOPMENT OPPORTUNITY on New Road, E1.

This substantial property comprises: Ground floor commercial unit (currently vacant, offering strong rental potential). Eight self-contained one-bedroom flats arranged across four floors (all sold with tenants in situ, offering immediate income). Basement area with scope for development. Significant potential for further expansion to the rear elevation (subject to planning permission).

A detailed floorplan is available, including layouts of the commercial unit and an example one-bedroom flat.

Rental & Income Overview

Commercial Unit: Currently vacant, with rental potential of £20,000 - £25,000 per annum.

Two Basements: Estimated potential rental income of £35,000 - £50,000 per annum, subject to development.

One-Bedroom Flats: Currently let at below-market rental values, presenting considerable scope to increase returns.

Flat Sizes

Number 11: 1st Floor - 36.4 sqm | 2nd Floor - 36.4 sqm | 3rd Floor - 40.6 sqm

Number 13: Ground Floor | Flat 1 - 35.3 sqm | Ground Floor Flat 2 - 34.2 sqm | 1st Floor - 40.7 sqm | 2nd Floor - 40.7 sqm | 3rd Floor - 45.2 sqm

Combined Current Annual Income: £135,380

Potential Annual Income: £210,300

Location Highlights

The property benefits from excellent transport links, just a short walk to:
Whitechapel Station (Zone 2) - providing Crossrail/Elizabeth Line access.
Aldgate East Station (Zone 1) - for District and Hammersmith & City Lines.

Within close proximity to:

Queen Mary University of London, Whitechapel Campus, Royal London Hospital, Bustling

For more images of this property please visit havilands.co.uk

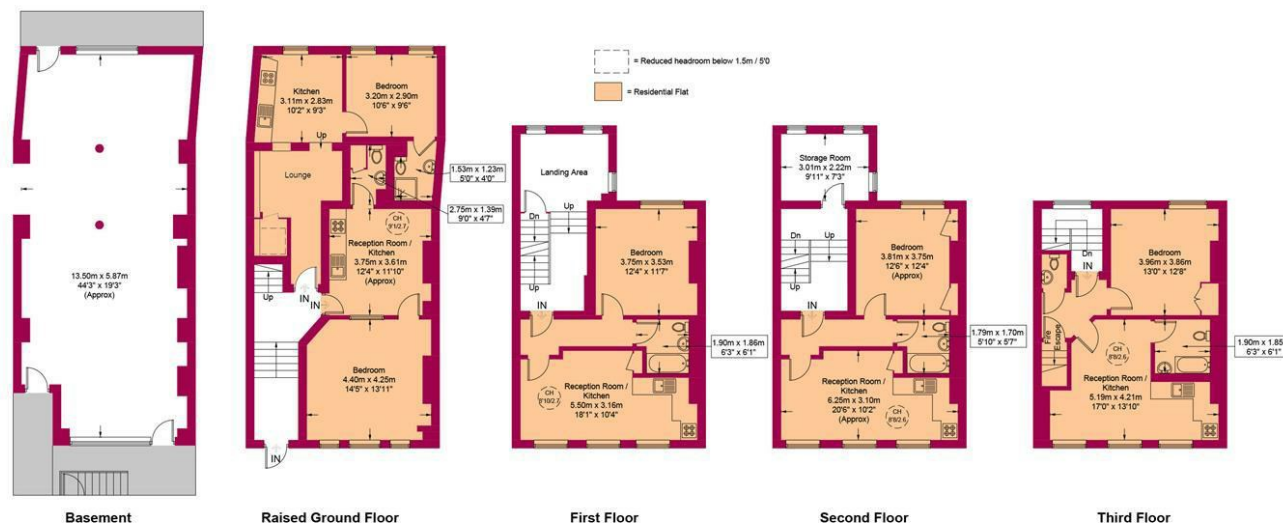
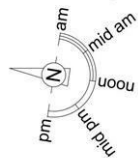
Havilands

the advantage of experience

13 New Road, London, E1

Approximate Gross Internal Area = 3563 sq ft / 331 sq m

Restricted Height = 12 sq ft / 1.1 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Havilands

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified
Property
Measurer

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience