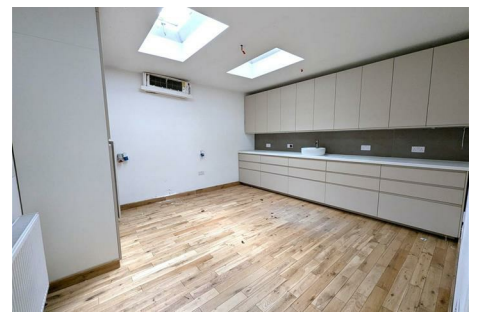
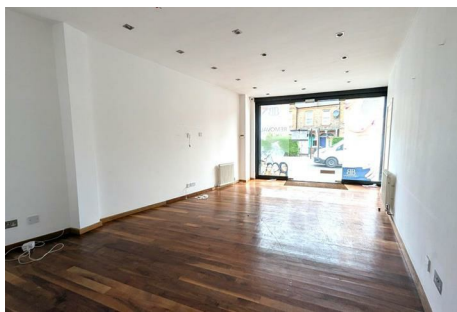


RAINBOW REID



ESTATE AGENTS || LETTING AGENTS || PROPERTY MANAGEMENT



396 Forest Road Walthamstow, London, E17 5JF

An exciting mixed-use investment and redevelopment opportunity situated in the heart of Walthamstow, this substantial property on Forest Road offers excellent scope for investors and developers alike.

The property comprises a ground floor commercial premises with planning permission granted for conversion into a one bedroom residential flat, presenting an excellent opportunity to enhance both value and rental potential. Above, the property benefits from a split-level two bedroom residential unit arranged across the first and second floors, offering spacious and versatile accommodation.

Offered with vacant possession, the property is ideally suited to buyers seeking an immediate redevelopment project, long-term investment or potential multi-unit residential scheme, subject to the necessary consents.

Ideally positioned just a stone's throw from Lloyd Park, residents can enjoy one of Walthamstow's most popular green spaces, home to open parkland, sports facilities, cafés and the renowned William Morris Gallery. The surrounding area has become increasingly sought after thanks to its vibrant community atmosphere and blend of independent shops, restaurants, cafés and pubs.

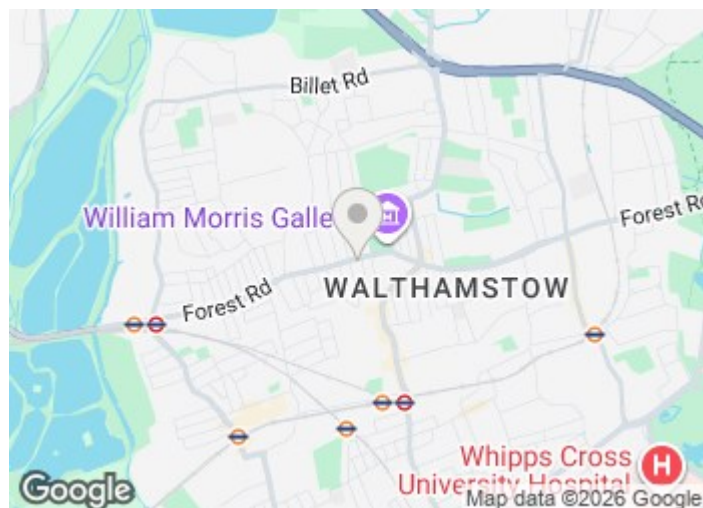
£625,000

396 Forest Road

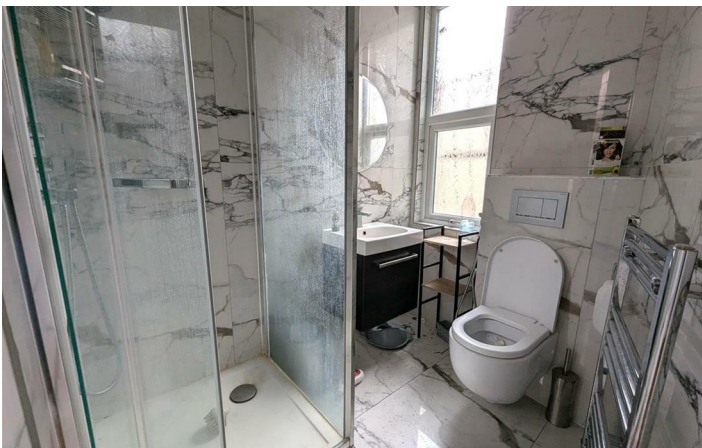
Walthamstow, London, E17 5JF



- Mixed use building
- Planning to redevelop the commercial if desired



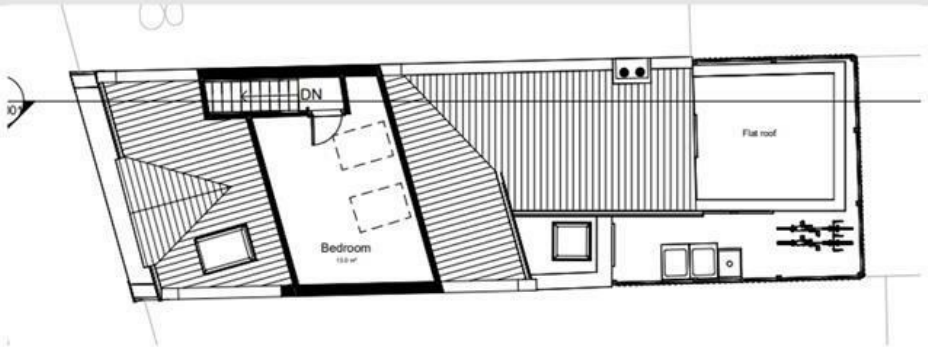
Directions



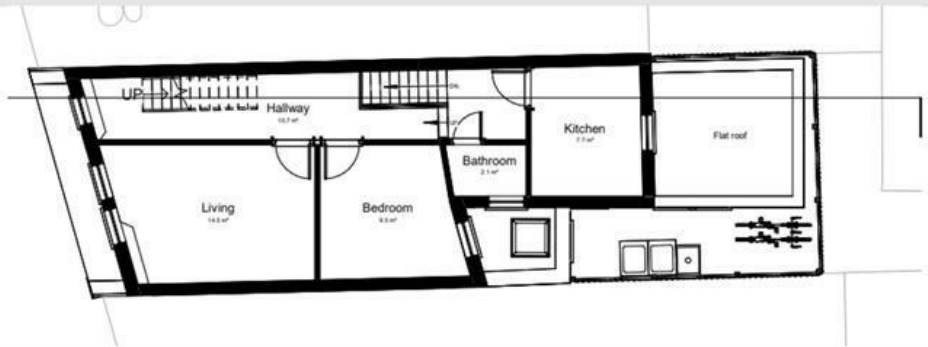
Floor Plan



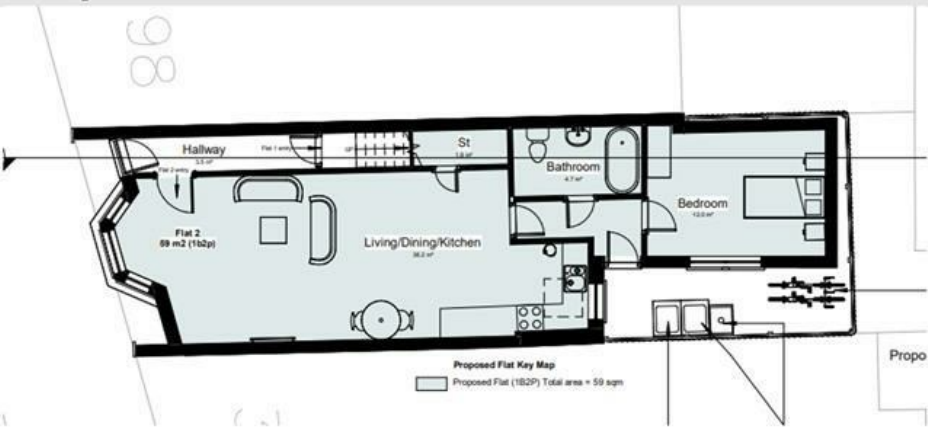
Second Floor



First Floor



Proposed Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	