



1 Tower Mews, Walthamstow, London E17 7JJ

Freehold development opportunity with planning permission for 9 apartments

- Planning permission for 9 apartments measuring approximately 5,824ft²
- 2 minute walk from Walthamstow Central Station
- Located in Walthamstow
- Freehold
- Offers in excess of £1,625,000

Description

The cleared site measuring approximately 1,690ft² is located in the heart of Walthamstow on Planetree Path. The site now benefits from planning permission for the construction of a six-storey development comprising 9 apartments, 7 x 1 bed and 2 x 2 bed.

Location

The property is situated on Tower Mews to the rear of Hoe Street, Walthamstow. Hoe Street has many excellent independently run shops, gastropubs, cafes and restaurants. There are ample local amenities nearby including several play spaces for children. The vast Epping Forest is a short drive from the property, which offers fantastic outdoor space and scenic woodland for both children and adults to enjoy.

There are seven good primary schools within 0.5 miles of the property and the popular Walthamstow School for Girls is 0.2 miles away.

Walthamstow Village is a short walk to the east of Tower Mews and is probably one of the best villages in London with an abundance of fantastic schools, pubs and restaurants.

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Proposed elevations



Schedule

Units	Types	Beds	M ²	FT ²
1	Apartment G	1b2p	53.8	579
2	Apartment 1st	1b2p	50	538
3	Apartment 1st	1b2p	52.3	563
4	Apartment 2nd	1b2p	50	538
5	Apartment 2nd	1b2p	52.3	563
6	Apartment 3rd	1b2p	50	538
7	Apartment 3rd	1b2p	52.3	563
8	Apartment 4th	2b4p	68.2	734
9	Apartment 5th/6th PH	2b4p	112.2	1208
		Total	541.1	5824

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Transport

The property is a 2-minute walk to Walthamstow Central Underground Station (Victoria Line), which links into London's West End. The London Bus network ensures quick routes to the surrounding areas, many of which stop at Walthamstow Central Station. The A12, A406 and A10 are all a short drive from the property.

Planning permission

The site was granted planning permission on the 28th October 2016 under application number 152387 for the demolition of the existing building to provide 9 self-contained apartments (7 x 1 bed, 2 x 2 bed). Provision of refuse collection and cycle storage area.

For further information, please contact Waltham Forest Council on 0208 496 3000.

Viewings

Can be adequately made from the roadside in the first instance.

Further information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Site plan



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Financial contributions

We understand that there are no financial contributions on this site, CIL & Mayoral CIL have both been paid.

VAT

We understand that VAT is not applicable.

Tenure

Freehold.

Terms

We are inviting offers in excess of £1,625,000 for the freehold interest.

Buyers note: A rights to light indemnity is in place at a cost of £36,135 and an agreement with TFL to allocate the back corner of the bus station for building work. All correspondence can be found in our further information pack.

Location map



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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