



GILMARTIN LEY

Vacant Freehold Shop and Upper Parts with Significant Development Potential - Hackney, London E8

**127 Richmond Road,
Hackney,
LONDON, E8 3NJ**



Area

Gross Internal Area: 149 sq.m. (1,603 sq.ft.)

Price

Offers in excess of £725,000 subject to contract



Property Description

The property comprises a late Victorian mid-terrace building arranged over basement, ground, first and second floors.

The ground floor and basement is in use as a shop and the upper parts comprise a self-contained maisonette.

There is a yard / garden to the rear.

Given the neighbouring buildings have been extended to create a third floor level and at the rear, there is significant development potential to create three self-contained flats (2 x 1 bedroom flats and 1 x 2 bedroom flat) while retaining a shop or office with ground and basement level accommodation, subject to planning permission.

- > Potential to add value through developing a third floor and extending to the rear (similar to neighbouring buildings)
- > Vacant possession
- > 80m to London Fields which comprises over 30 acres of parkland
- > Excellent transport communications
- > 250m to London Fields Station (9 minutes travel time to Liverpool Street Station)
- > 400m to Hackney Central (6 minutes travel time to Highbury & Islington and 10 minutes travel time to Stratford Stations)

<http://www.gilmartinley.co.uk/properties/for-sale/development/hackney/london/e8/21238>

Our ref: 21238

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Accommodation	Area sq.m.	Area sq.ft.	Comments
Basement	43.23	465	Front area - storage area, Rear section - bathroom
Ground	41.34	444	Retail shop and WC
First Floor	32.78	352	Reception room incorporating open plan kitchen and shower cubicle
Second Floor	32.62	351	2 x bedrooms

Property Location

The property is located on the north side of Richmond Road, just east of its intersection with Greenwood Road and directly opposite the Duke of Marlborough Public House and London Fields.

The location has superb travel and communication links:

- London Fields Railway Station is 250 metres to the south east providing frequent direct services to Liverpool Street Station (travel time of 9 minutes); and

- Hackney Central Station - London Overground Line provides frequent direct services to Highbury & Islington (travel time of 6 minutes) and Stratford (travel time of 10 minutes) is 400 metres to the north east.

There are numerous bus routes which run along Richmond Road & Greenwood Road and in proximity to the subject property.

2010 Rateable Value £6700.00

Estimated Rates Payable £1912 per annum

Service Charge p.a. N/A

Terms Freehold for sale with vacant possession

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Hackney

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/21238>
Energy Performance Certificate - Residential Upper Parts
Energy Performance Certificate - Ground Floor Retail

Last Updated: 29 Oct 2014

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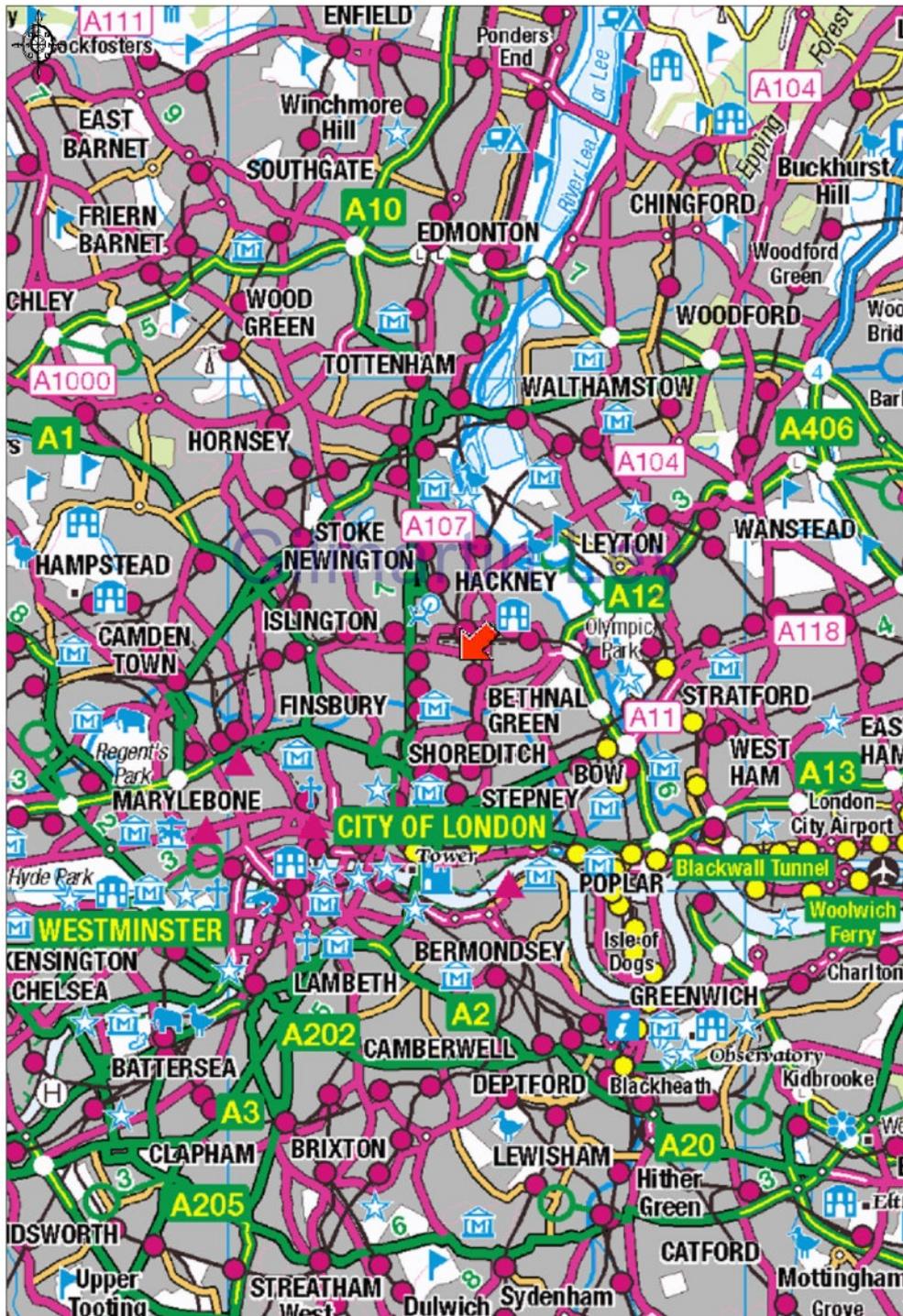
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