

FOR SALE

1-5 Cumberland Road, London, E13 8LH

2,822 sq ft

Exciting development opportunity in prime East London location

of summer of summer



AND DESCRIPTION OF

Description

The development site on offer is a mere 0.5 miles from Plaistow Underground Station (Zone 3), offering underground links via the District and Hammersmith & City lines into the city.

Currently, the site is operating as an MOT garage but will have vacant possession upon completion.

The site benefits from having planning permission for three 3-bedroom dwellings, please find more details on the Newham Council website using planning reference number: 21/01806/FUL

Location

Plaistow, located in the vibrant East London borough of Newham, is a neighbourhood with a rich history and a contemporary edge. Known for its diverse population and welcoming community spirit, Plaistow is an ideal destination for those seeking an authentic East London experience.

With its bustling high street, vibrant markets, and variety of restaurants, cafes and independent shops, Plaistow is a fantastic place to live. For those looking to work up a sweat, the state-of-theart sports facilities at Newham Leisure Centre offer everything from swimming and gym classes to basketball and indoor football.

But Plaistow is more than just a great place to eat and exercise. The neighbourhood is steeped in history, with landmarks like St. Mary's Church and Plaistow Park offering a glimpse into the area's past. And with its close proximity to London's world-famous Olympic Park and Westfield Stratford City shopping centre, Plaistow is also the perfect base from which to explore all that this dynamic city has to offer.

Key points

- Planning Permission for three, 3-bed houses
- Sought after residential location
- Prime High Street in walking distance of the site
- 0.5 miles from Plaistow Underground Station
- Vacant possession upon completion
- London's Olympic Park nearby
- Westfield Stratford City centre nearby
- History, shopping and exercise facilities all near

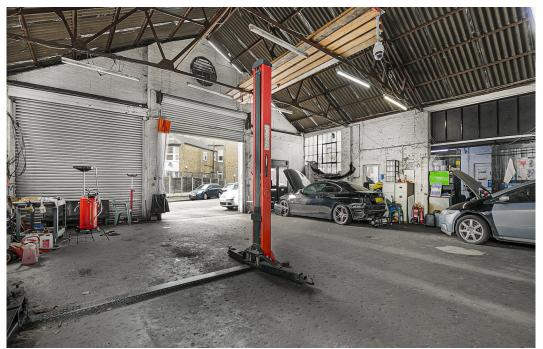


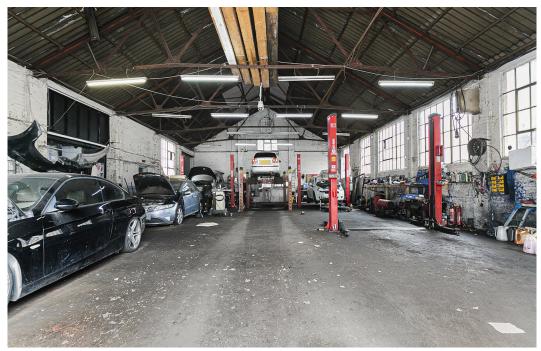


1-5 Cumberland Road, London, E13 8LH

stirlingackroyd.com









1-5 Cumberland Road, London, E13 8LH

stirlingackroyd.com

Rents, Rates & Charges

Price	£799,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	G (180)

Viewing & Further Information



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 19/11/2024

1-5 Cumberland Road, London, E13 8LH

stirlingackroyd.com