



Albion Square

London Fields, London, E8 4BS

Freehold Residential Development For Sale in London Fields, E8

1,431.60 sq ft
(133 sq m)

- Planning Approved - 2 storey House + Courtyard Terrace + Garden
- £800,000 Guide Price
- Site Footprint 1,432 sq ft
- Proposed Ground Floor 786 sq ft
- Proposed First Floor 657 sq ft
- Proposed Amenity Space 431 sq ft
- Haggerston Overground Station within walking distance

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Summary

Available Size	1,431.60 sq ft
Price	£800,000 Guide Price
Business Rates	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

A freehold site in the heart of Hackney Borough with approved planning consent to demolish the existing 404 sq ft car repair garage and construct a two-story, 1,443 sq ft house. The planned development includes an 81 sq ft courtyard terrace and a 350 sq ft garden.

The project would suit an ambitious self-build owner occupier with an appreciation for modernist design and the desire to live in a house completed to their own bespoke specification. The former garage building remains on site so light demolition and site clearance is required and approx. £65,000 of section 106 / affordable housing costs will be payable by the purchaser once development commences.

Location

The site is located in the London Borough of Hackney, within the Hackney South and Shoreditch area and London Fields ward. The site sits along Middleton Road, between Haggerston to the south and Dalston to the north, running from Kingsland Road (A10) to London Fields. The property, accessible from Middleton Road, currently has a vacant car repair garage.

Specification

Schedule of Accommodation:

Ground Floor:

Living Room: 14 m²

Dining/Kitchen: 30.5 m²

Home Office: 8 m²

WC: 2 m²

Storage: 4 m²

First Floor:

Master Bedroom: 14 m²

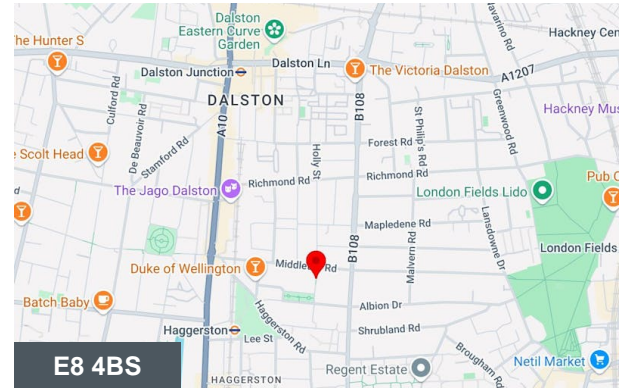
Bedroom 1: 12 m²

Bedroom 2: 12 m²

Family Bathroom: 4.7 m²

Ensuite: 5 m²

Storage: 5 m²



Viewing & Further Information



George Sarantis

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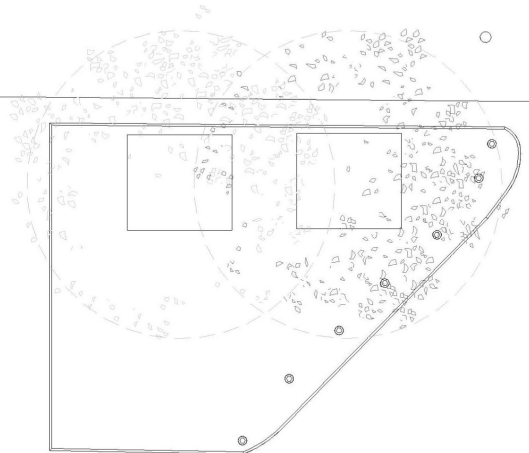
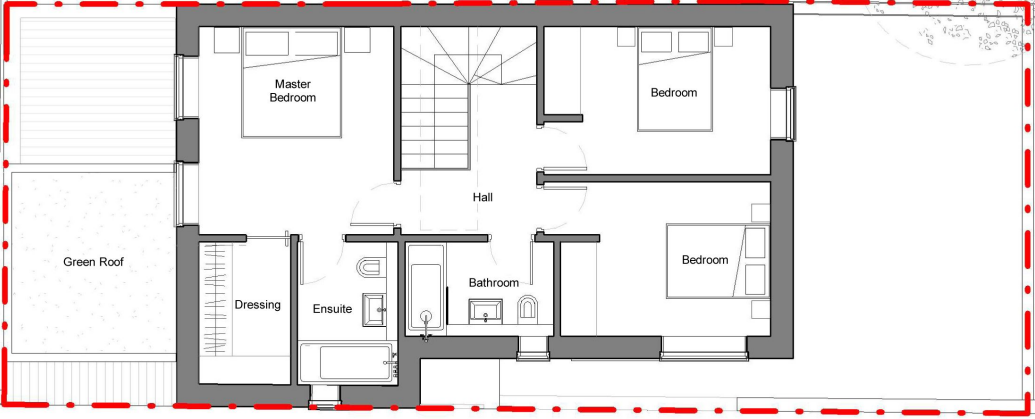
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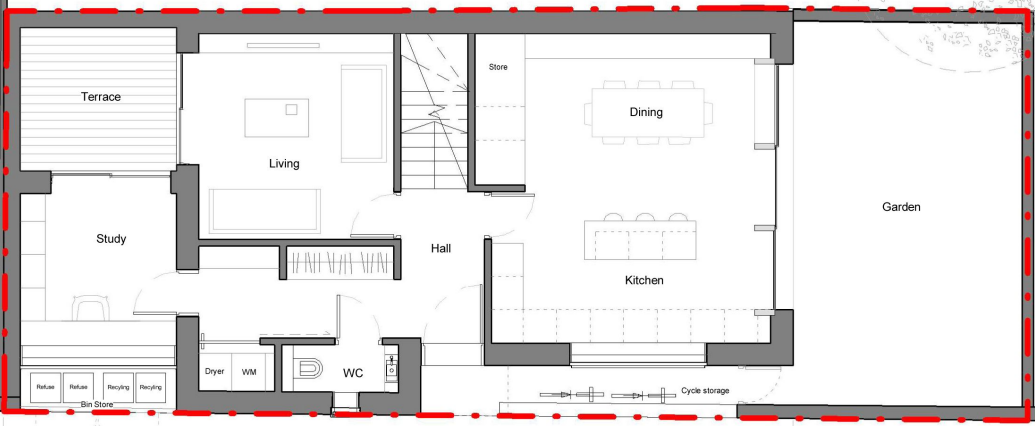
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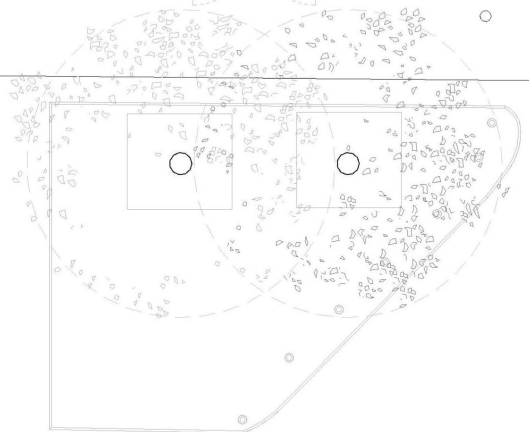


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14.16 m



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