



6-9

Rosina Street, Homerton, E9 6JH

## Freehold Development Opportunity For Sale, Homerton E9

**11,986 sq ft**  
(1,113.54 sq m)

- Planning Consented
- OIEO £2,250.000
- Freehold For Sale
- Development Opportunity
- 9 Residential Units
- 4 Commercial Units

# 6-9, Rosina Street, Homerton, E9 6JH

## Summary

<b>Available Size</b>	11,986 sq ft
<b>Price</b>	Offers in excess of £2,250,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Due for demolition

## Description

A freehold site with planning permission to demolish an existing two-storey warehouse measuring approx. 5,200 sq. ft., and erect a new building over 6 storeys, comprising 9 residential apartments totalling 8,500 sq. ft. (790 sq. ms) and 4 commercial spaces totalling 3,486 sq. ft. (324 sq. ms).

When development commences, the purchaser will be expected to pay approx. £114,000 in Section 106 and affordable housing costs and approx. £104,000 in CIL.

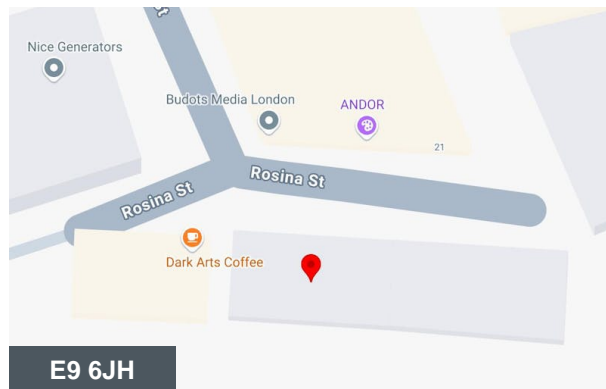
## Location

The site is located in the increasingly popular East London neighbourhood of Homerton, just a short walk from Homerton Station and the fashionable Chatsworth Road which has a mix of cafes, bars and boutiques and a popular Sunday market. Victoria Park and the Hackney Marshes are both within a 10 minute walk and an increasing number of gastropubs and upmarket chains have seen the area attract a young and affluent demographic of residential buyers. Historically, the immediately surrounding area was fairly industrial, but in recent years a number of commercial buildings and vacant sites have been redeveloped into mixed use schemes comprising commercial space at ground level and flats above.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Proposed Commercial	3,486	323.86
Unit - Proposed Residential	8,500	789.68
<b>Total</b>	<b>11,986</b>	<b>1,113.54</b>



## Viewing & Further Information



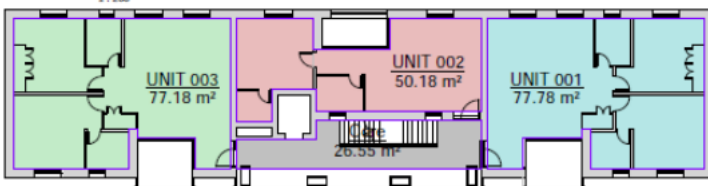
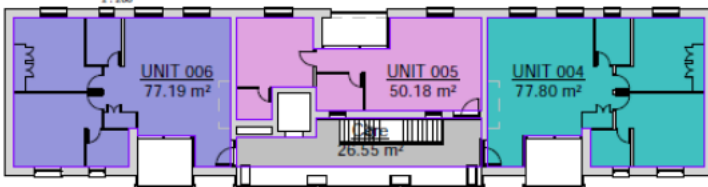
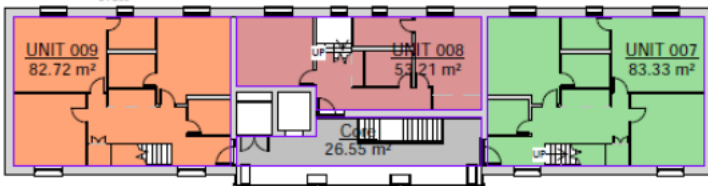
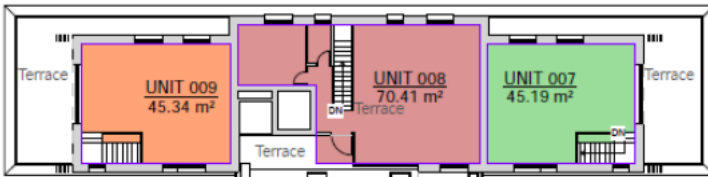
### George Sarantis

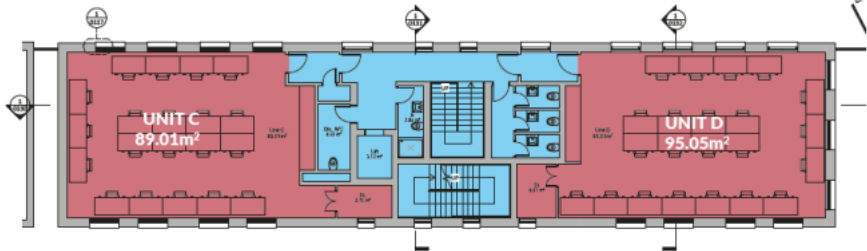
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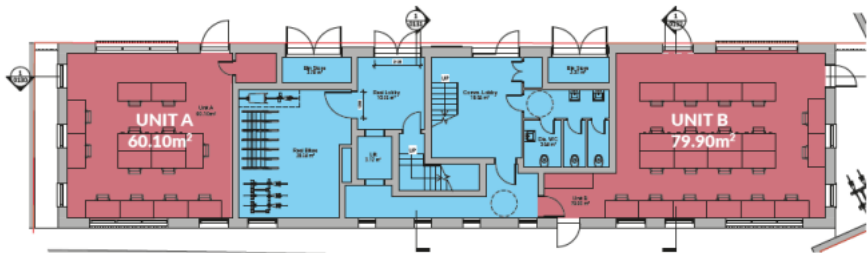
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39 | First floor commercial. NTS



40 | Ground floor commercial. NTS