



Land to the East of 28 Groombridge Road E9 7DP

London, E9 7DP

**Freehold residential
development for sale in
Victoria Park, E9**

1,453.50 sq ft
(135.03 sq m)

- Planning Consented
- Part three & part four-storey house
- Private garden & roof terrace
- Site Footprint 753.5 sq ft
- Build GIA 1,453.5 sq ft
- Prime Victoria Park location

Land to the East of 28 Groombridge Road E9 7DP, London, E9 7DP

Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,453.50 sq ft |
| Price | £750,000 |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | EPC exempt - No building present |

Description

This striking three-storey new-build with a roof level offers around 1,453.5 sq ft of modern living, including an open-plan kitchen/dining with garden access, a bright dual-aspect living room, three double bedrooms, and two bathrooms, including a principal suite with a roof terrace. Large windows and dual-aspect layouts maximise light and views of Well Street Common. Blending modernist design with generous outdoor space, it offers a rare bespoke family home in Hackney.

Purchasers should note that approximately £65,000 in Section 106/affordable housing contributions is payable once development commences.

Location

This plot, located east of 28 Groombridge Road, E9, sits on a quiet residential street leading directly onto Well Street Common. It's close to Victoria Park Village, with independent shops and eateries including The Ginger Pig, Jonathan Norris, Pophams, Okko, and The Empress of India. Victoria Park, with its boat lake, weekly food market, and canal towpath, is just a few minutes' walk away, while Homerton Station offers easy access to central London.

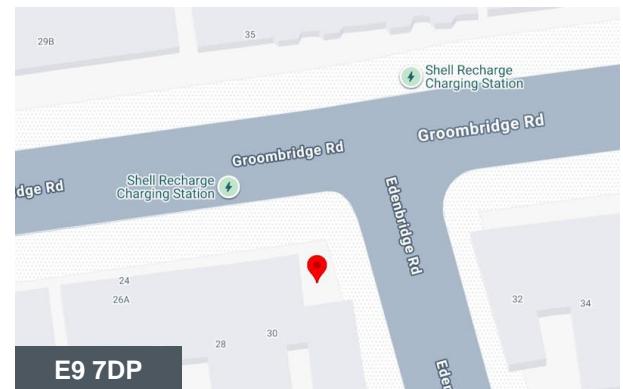
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|-----------------|---------------|
| Ground | 415 | 38.55 |
| 1st | 410 | 38.09 |
| 2nd | 410 | 38.09 |
| 3rd | 218.50 | 20.30 |
| Total | 1,453.50 | 135.03 |

Terms

The freehold is available subject to a price of £750,000. All other terms and conditions by negotiation.



Viewing & Further Information



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project name and address
Groombridge Rd
Land to the East of 28 Groombridge Road, E9 7DP
drawing name
PR Site Plan

dwg no.
118
revision
Rev. A
scale
1:200 @A3

project no.
2313
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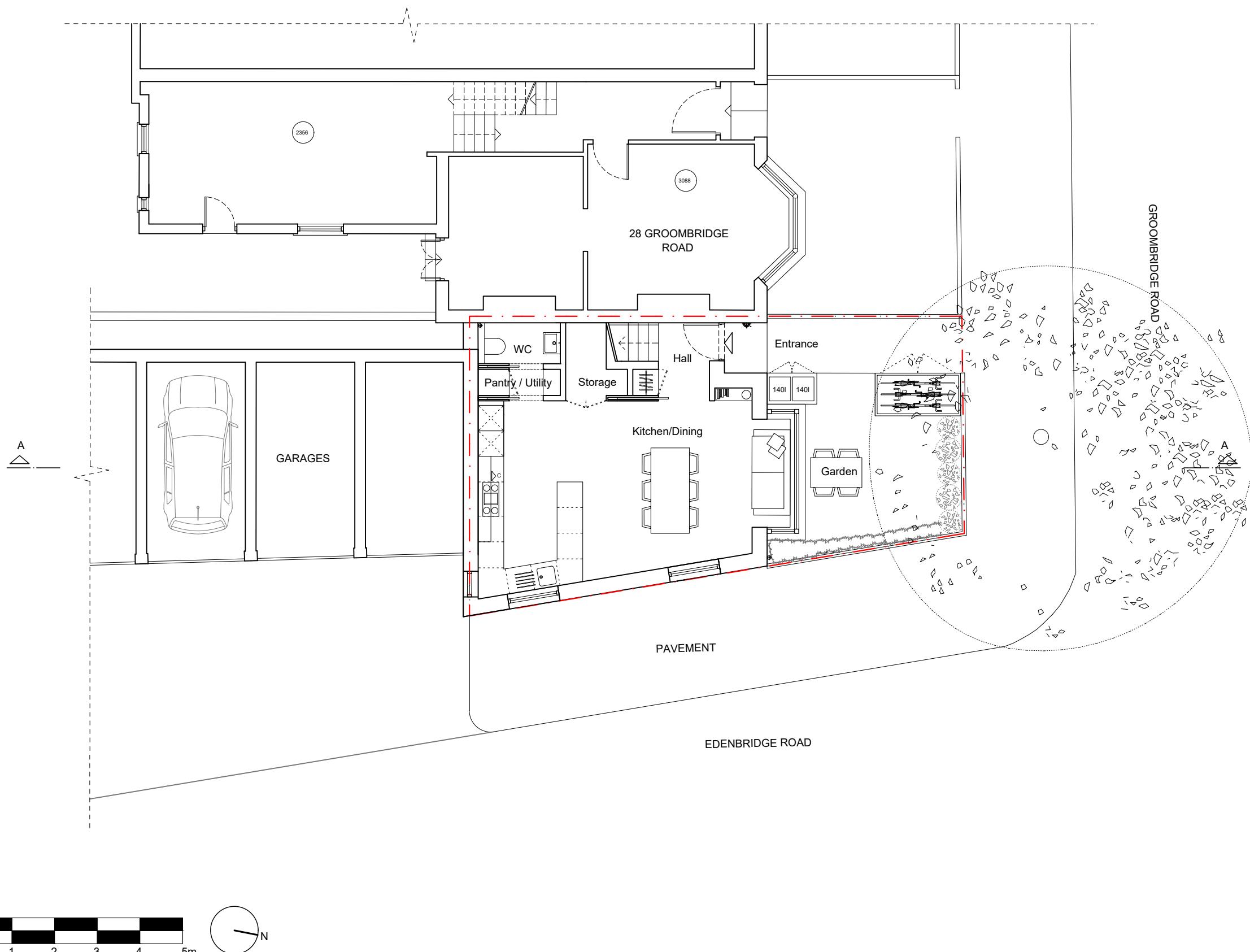
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Groombridge Rd
Land to the East of 28 Groombridge Road, E9 7DP
drawing name
PR Block Plan

dwg no.
119
revision
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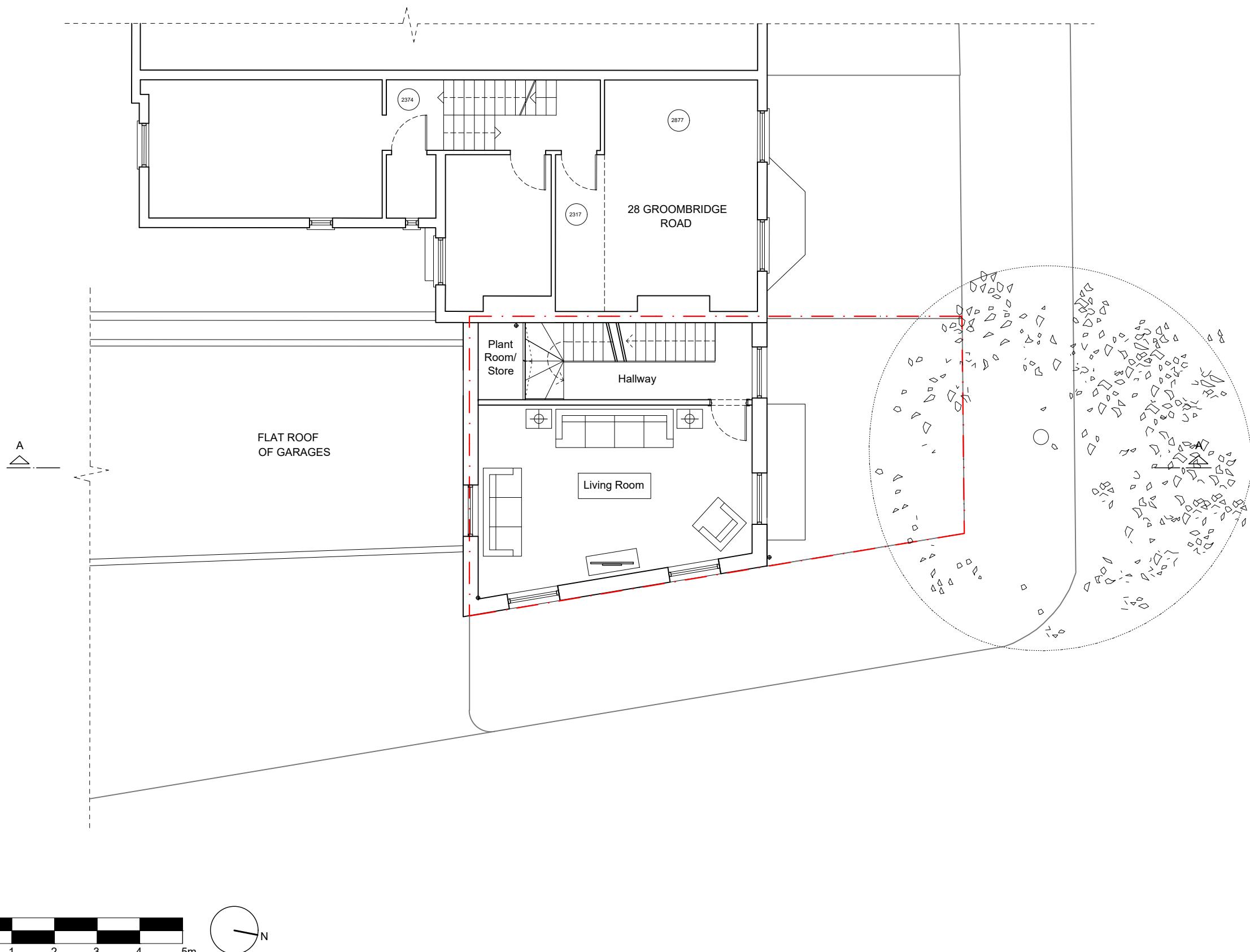
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Groombridge Rd
Land to the East of 28 Groombridge Road, E9 7DP
drawing name
Proposed Ground Floor Plan

dwg no.
120
revision
Rev. D
scale
1:100 @A3

project no.
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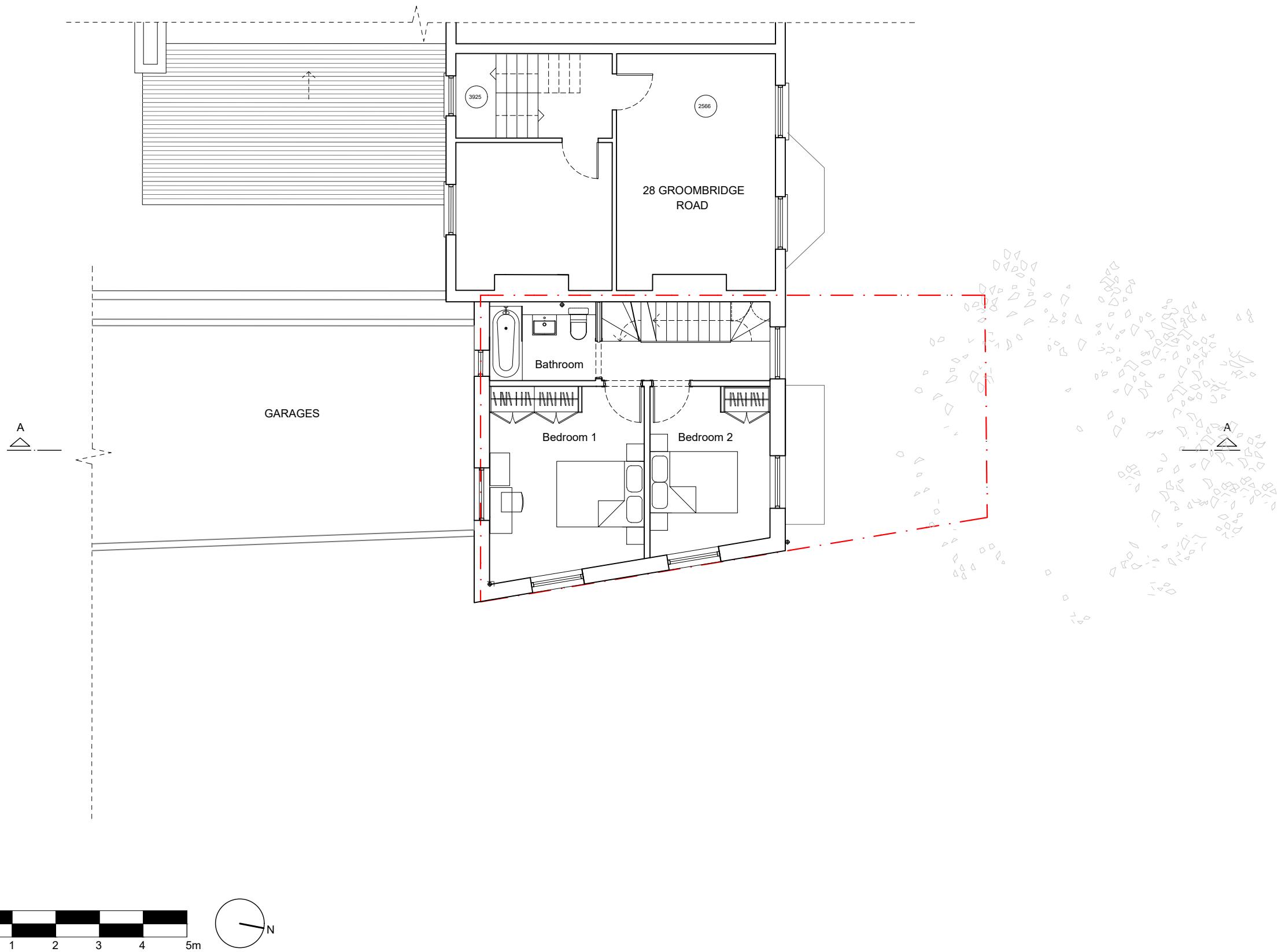
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Groombridge Rd
Land to the East of 28 Groombridge Road, E9 7DP
drawing name
Proposed First Floor Plan

dwg no.
121
revision
Rev. B
scale
1:100 @A3

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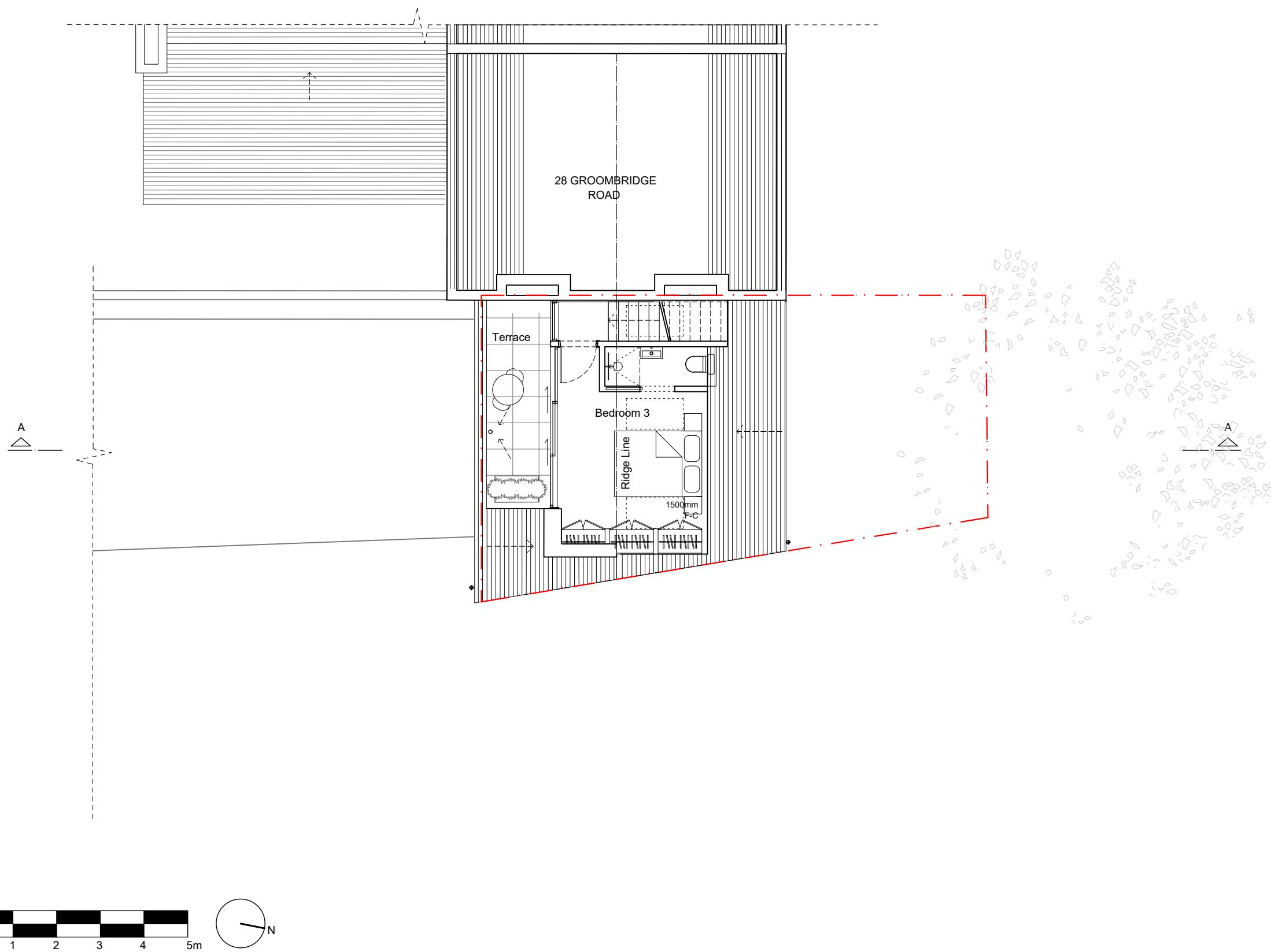
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project name and address
Groombridge Rd
Land to the East of 28 Groombridge Road, E9 7DP
drawing name
Proposed Second Floor Plan

dwg no.
122
revision
Rev. B
scale
1:100 @A3

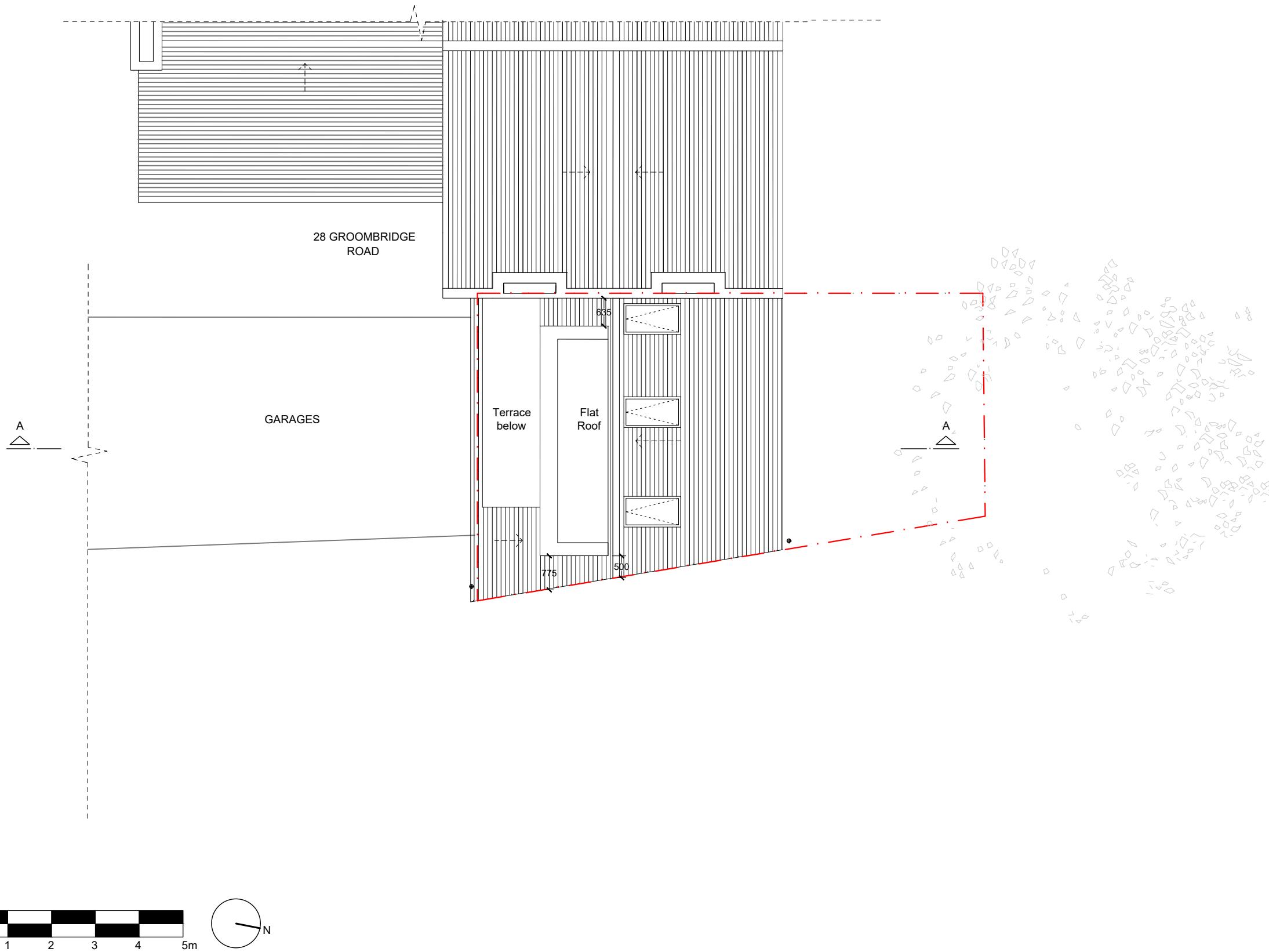
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drawing name
Proposed Roof Plan

dwg no.
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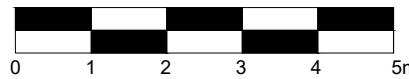
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Land to the East of 28 Groombridge Road, E9 7DP
drawing name
Proposed Section A-A

dwg no.
210
revision
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1: 100 @A3

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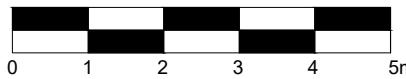
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project name and address
Groombridge Rd
Land to the East of 28 Groombridge Road, E9 7DP
drawing name
Proposed North Elevation

dwg no.
310
revision
Rev. B
scale
1: 100 @A3

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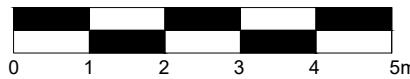
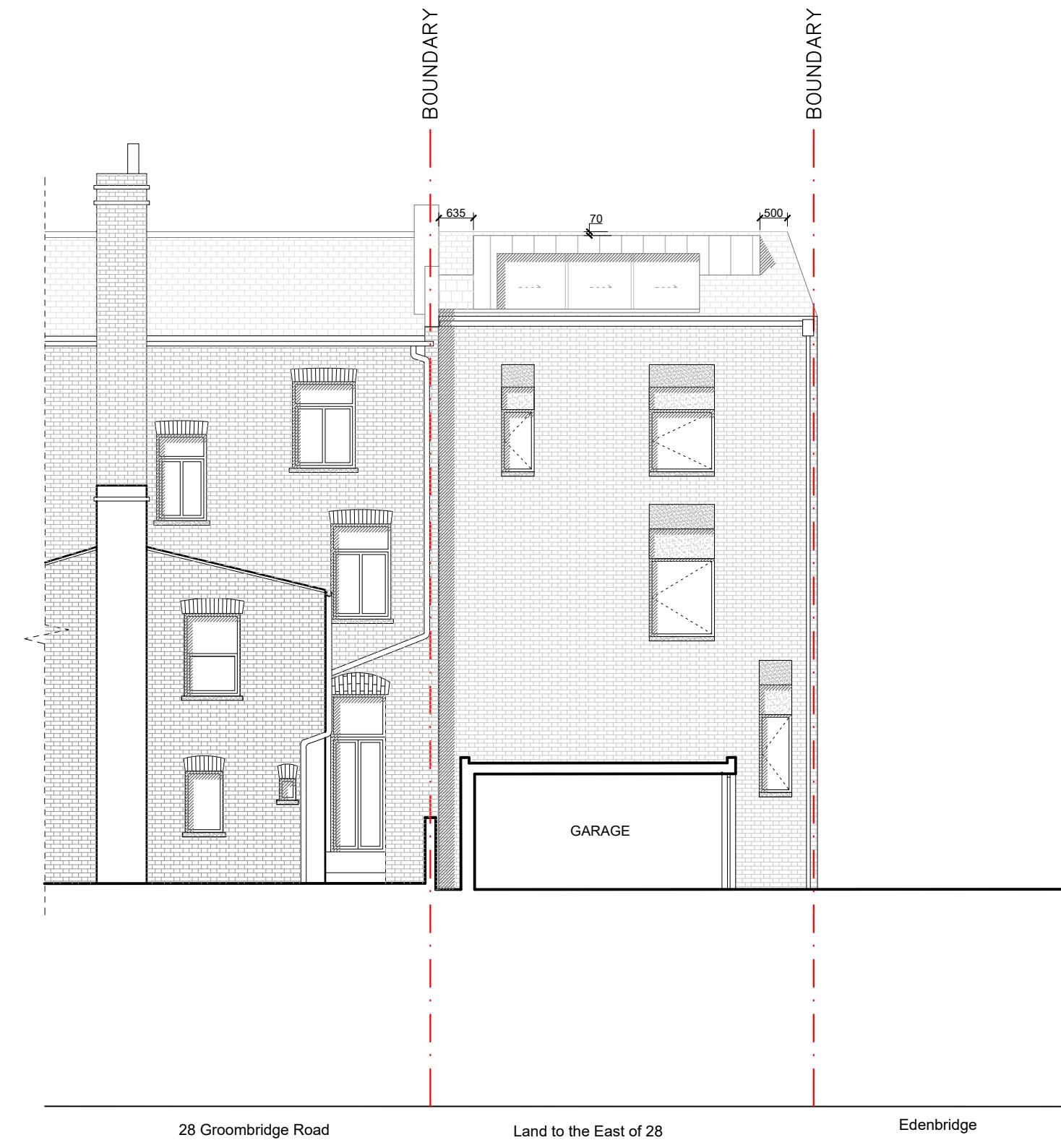
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Land to the East of 28 Groombridge Road, E9 7DP
drawing name
Proposed East Elevation

dwg no.
311
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Groombridge Rd
Land to the East of 28 Groombridge Road, E9 7DP
drawing name
Proposed South Elevation

dwg no.
312
revision
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1:100 @A3

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