

## Land To Rear Of 62 Navarino Road

London, E8 1AQ

### Residential development opportunity in London Fields

**1,237 sq ft**

(114.92 sq m)

- Development opportunity
- Full planning permission
- Detached home
- Large outside space
- Prime London Fields location
- Self-build project

# Land To Rear Of 62 Navarino Road, London, E8 1AQ

## Summary

<b>Available Size</b>	1,237 sq ft
<b>Price</b>	£775,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - No building present

## Description

Situated within the Graham Road and Mapledene Conservation Area, this land with full planning permission is offered for sale on one of London Fields' most desirable residential streets, Navarino Road.

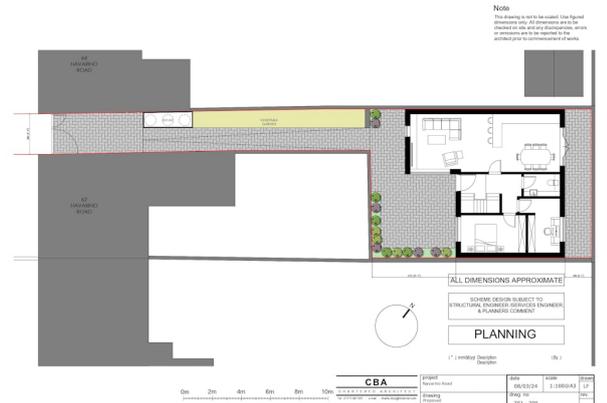
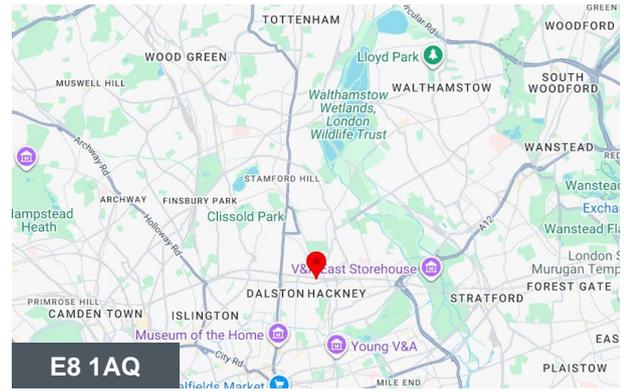
Planning consent has been granted for the construction of a rare detached modernist home extending to approximately 1,237 sq ft, arranged over two floors with a flat roof. The approved design provides three bedrooms, two bathrooms, a separate WC and a dedicated home office, with the layout carefully designed to maximise light and privacy throughout.

The secure, fully enclosed plot is accessed via a private walkway between two handsome Victorian houses, opening onto the main site. The scheme includes a generous private front courtyard and a rear terrace, providing excellent outdoor space rarely found in this vibrant East London neighbourhood.

This opportunity will appeal to an ambitious self-build owner-occupier with an appreciation for modernist architecture and the chance to create a detached home finished to a bespoke specification. Full planning permission was granted in December 2025, with a signed Section 106 Agreement in place. The eventual purchaser will be responsible for approximately £51,000 in Section 106 and carbon offset contributions; all other associated costs have been settled by the vendor. The site will be cleared prior to completion. Purchasers will be responsible for the removal of a small disused brick WC and a timber and sheet-metal storage shed, both of which are already accounted for within the approved plans.

## Location

London Fields is just a short stroll away, offering cricket pitches, tennis courts and the much-loved London Fields Lido, one of London's few remaining outdoor heated pools. London Fields and Hackney Downs Overground stations are nearby, providing swift connections across the city. The area is also renowned for its outstanding food and drink scene, with local favourites including Wilton Way Deli & Wines, Binch, Pophams, E5 Bakehouse and Pockets, alongside acclaimed restaurants such as BRAT x Climpson's Arch, Elliott's, Bambi and Behind. Broadway Market, with its independent shops, cafés and vibrant weekend street food stalls, is also within easy reach.



## Viewing & Further Information



### George Sarantis

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george@fyfemcdade.com

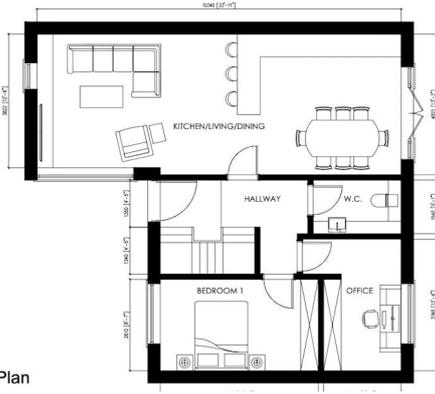


### Quba Medford

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quba@fyfemcdade.com

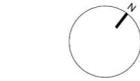
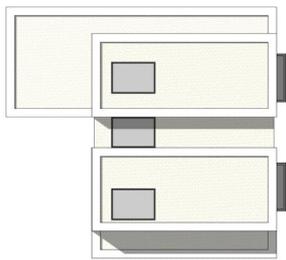
Ground Floor Plan



First Floor Plan



Roof Plan

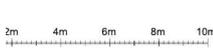


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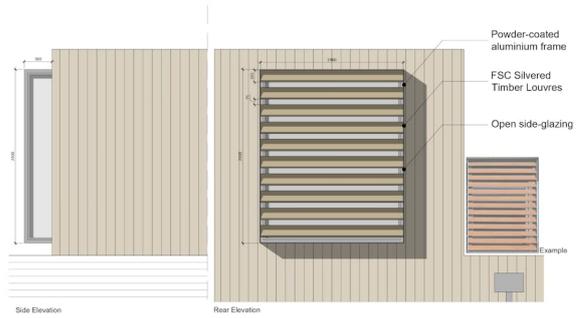
SCHEME DESIGN SUBJECT TO STRUCTURAL ENGINEER SERVICES EI & PLANNERS COMMENT

PLANNING

1" | mmidyf/ Description Description



<b>CBA</b>		Project	Date	Scale
CHARTERED ARCHITECT		Neverino Road	08/03/24	1:100@
Tel: 07771 697 091 - email: charlie.biss@cbarchitect.com		Drawing	Drawn by	
		Proposed	TSI - 201	
		Floor Plans		
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SCHEME DESIGN SUBJECT TO STRUCTURAL ENGINEER SERVICES EI & PLANNERS COMMENT

PLANNING

Note

This drawing is not to be used for legal purposes. All dimensions are to be checked on site and the final dimensions are subject to the approval of the planning authority prior to the commencement of works.

<b>CBA</b>		Project	Date	Scale
CHARTERED ARCHITECT		Neverino Road	08/03/24	1:200@A3
Tel: 07771 697 091 - email: charlie.biss@cbarchitect.com		Drawing	Drawn by	
		Proposed	TSI - 200	
		Floor Plans		
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