



premises at 408 Hackney Road was originally composed of a pub, namely the Lion Arms, at ground level. The building is constructed of red brick with stone lintels and sills. The elevations have large windows and canopy coverings. The rear yard behind the back of the application is a well paved service area.



£400,000

Hackney Road

London, E2 7AP

main entrance gate with wood above and side panel with intercom system
lower ground floor windows protected by railing

Description

Plot of land with planning for a 3 storey town house (4 bed) including the creation of an associated private roof terrace together with refuse and cycle storage to the rear of no.408 Hackney Road

Location

Bethnal Green and neighbouring Shoreditch have seen a rise in popularity and regeneration over recent decades; renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and reclaimed vintage stores have made the area a favourite destination. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as Westfield Stratford shopping centre and some fantastic green escapes further afield - Haggerston Park, London Fields, Queen Elizabeth's Olympic Park, and Victoria Park - voted London's favourite outdoor space.

The property is very well located, just a short walk to Bethnal Green Underground Station (Central Line Zone 2), with Cambridge Heath Station (Mainline Zone 2) close by, as well as a number of bus routes available from Roman Road and Old Ford Road.

Planning and full details

Planning permission has been granted. Further details are available upon request or can be downloaded via Tower Hamlets Planning ref PA/19/02070/A1

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

88 Cheshire Street
London
E2 6EH

OFFICE DETAILS

0207 739 6969
info@peachproperties.com
www.peachproperties.com