



GUIDE PRICE £900,000-£1,000,000

Corner Mixed Use Freehold Commercial Investment
with Development Potential - STP
Ideal Investment or Owner Occupation

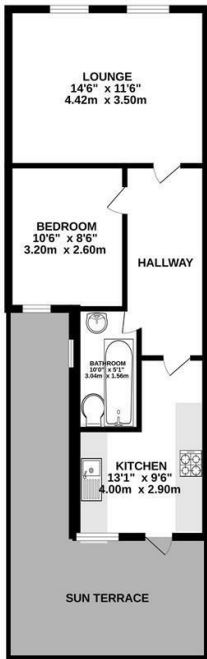
Kurtis Property are pleased to present a mixed used double shops with residential above. Located in the thriving area of Chingford Mount, with its busy High Street, with a variety of both multi nationals and independent retailers.

Chingford Mount is to the South of Chingford, with easy road links to North and East London, Essex and Hertfordshire.

The buildings consist the following. Double shop, comprising 1987 square foot. ERV £55,000 - £60,000 per annum, along with two, one bedroom flats currently let on AST's achieving £23,400 per annum.

Further potential to reduce part of the shop and create a "mews" style house or to build above the shop to create additional residential unit(s) Subject to Planning Permission.

GROUND FLOOR
478 sq ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 478 sq ft. (44.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Metreage (2022)

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