



## High Street North, London, E12 6SL

### Offers In Excess Of £750,000



**\*\*CHAIN FREE - 1900sqFT FREEHOLD FOR SALE- GREAT INVESTMENT OPPORTUNITY IN A PRIME LOCATION WITHIN EAST HAM/MANOR PARK, ON HIGH STREET NORTH - TWO-STOREY MIXED-USE BUILDING OFFERING A GROUND FLOOR COMMERCIAL, IN ADDITION TO A SPLIT LEVEL THREE BEDROOM RESIDENTIAL WITH ACCESS TO A GARDEN - POTENTIAL TO BUILD INTO LOFT SPACE (SUBJECT TO PLANNING)\*\***

OC Commercial would like to offer a fantastic investment opportunity located in a much sought-after area, ideally located within walking distance from local amenities and public transport links, including East Ham Underground Station (District Line) and Manor Park Rail Station (Elizabeth Line).

COMMERCIAL UNIT (334 sqft) - Potential to increase size if the ground floor residential living space is converted to commercial use.

RESIDENTIAL LIVING (1549 sqft) - Ground floor, spacious lounge, separate large kitchen/diner, two bathrooms, and three bedrooms on the first floor. Access to the loft, conservatory and garden space. (potential to build into loft space, subject to planning permission from the local authority).

- VACANT POSSESSION
- NO EXISTING BUSINESS
- POTENTIAL RENTAL INCOME SUBJECT TO NEW LAYOUT FOLLOWING REFURB

To arrange a viewing please call the OC Commercial team now.

#### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- CHAIN FREE
- HIGHLY DESIRABLE LOCATION WITH A HEAVY FOOTFALL
- WALKING DISTANCE TO EAST HAM UNDERGROUND STATION - DISTRICT LINE
- WALKING DISTANCE TO MANOR PARK RAIL STATION - ELIZABETH LINE
- 3 BEDROOM RESIDENTIAL, WITH 2 BATHROOMS AND GARDEN
- GROUND FLOOR COMMERCIAL
- 1900 SqFt
- FREEHOLD FOR SALE
- POTENTIAL TO BUILD INTO LOFT (Subject to planning permission)

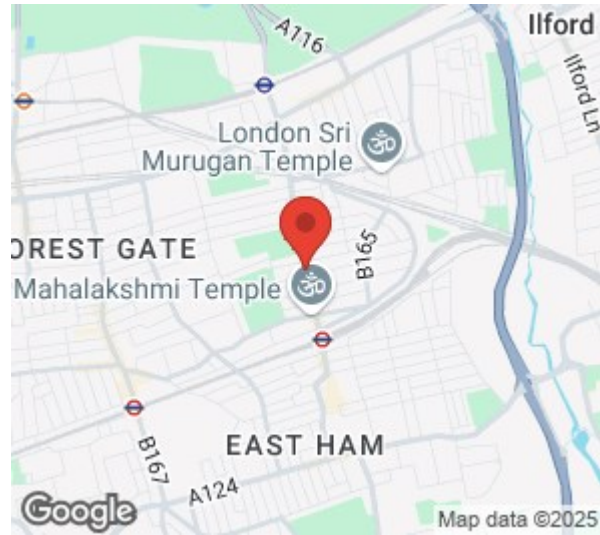
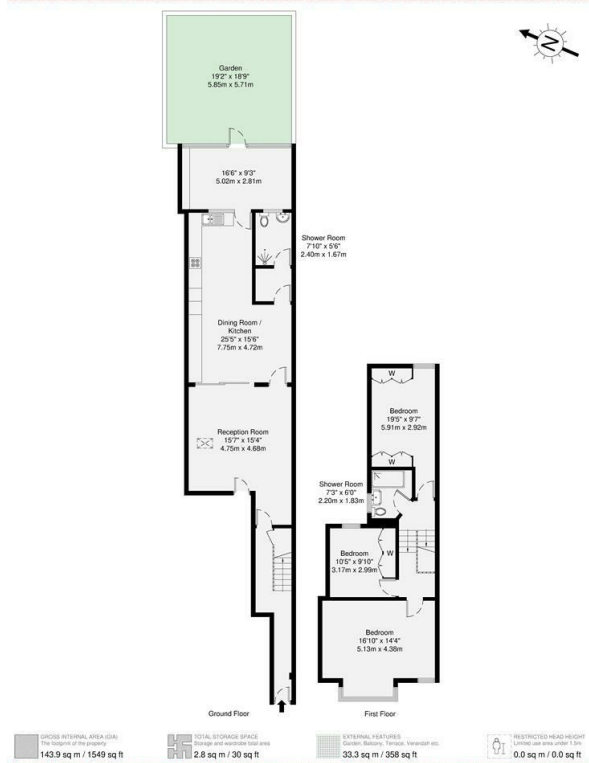






High Street North, E12

CROSS INTERNAL AREA  
143.9 sq m / 1549 sq ft



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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