



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£650,000

- Unique development opportunity
- Prominent corner property overlooking The Green/Duckpond
- Comprising loft space totalling approx 2,605 sq ft
- Planning consent granted for 3 apartments (1 x 1 bedroom & 2 x 2 bedroom)
- High Road location

CONTACT: 020 8501 9220  
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# SWAN HOUSE, 384 HIGH ROAD & 9-11 JOHNSTON ROAD, WOODFORD GREEN, ESSEX, IG8 0XQ



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



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### Location

The property is located prominently on the corner of Johnston Road and High Road, Woodford Green (A104). This particular section of the High Road consists of a variety of shops, restaurants, offices and flats. Woodford Underground Station is on the Central Line and provides a regular service into Central London. Access to the motorway network is via Junction 26 of the M25 at Waltham Abbey or via the North Circular Road (A406) at The Waterworks roundabout and local buses serve this location.

### Description

Comprising the loft space above a commercial building consisting of shops and offices. Above the 1st floor offices is vacant loft space with a total approximate gross internal area of 2,605 sq ft (242 sq m).

All measurements quoted are approximate only.

### Planning

Planning consent has been granted (Ref no 0513/22) to convert the loft space into 3 self-contained apartments (one x 1-bedroom & two x 2-bedroom) with balconies/terraces, associated amenity space, landscaping, together with cycle and refuse storage. Once the development is finished, the accommodation will be more particularly described as follows:

Flat A: 517 sq ft (48 sq m).

Flat B: 667 sq ft (62 sq m).

Flat C: 786 sq ft (73 sq m).

All measurements quoted are approximate and on the basis of Gross Internal Area.

### Terms

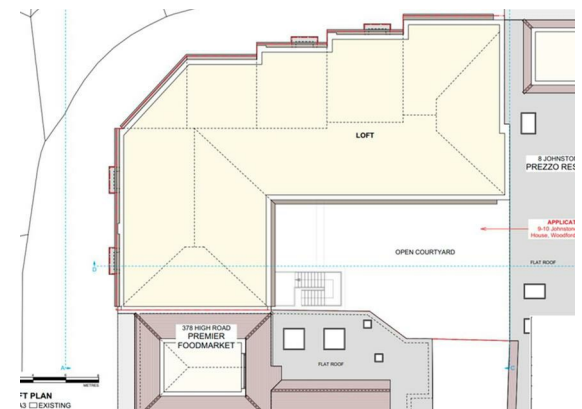
The premises are available by way of long lease, with the benefit of the planning consent, for £650,000.

### Viewings

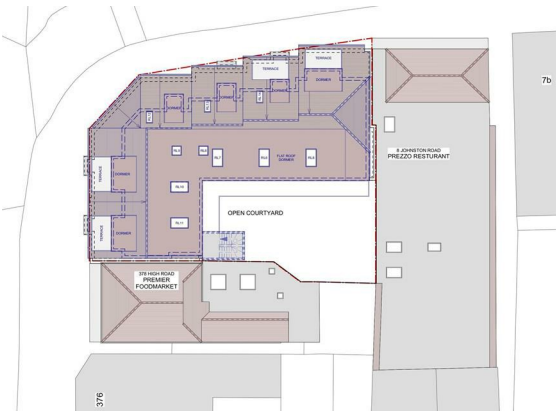
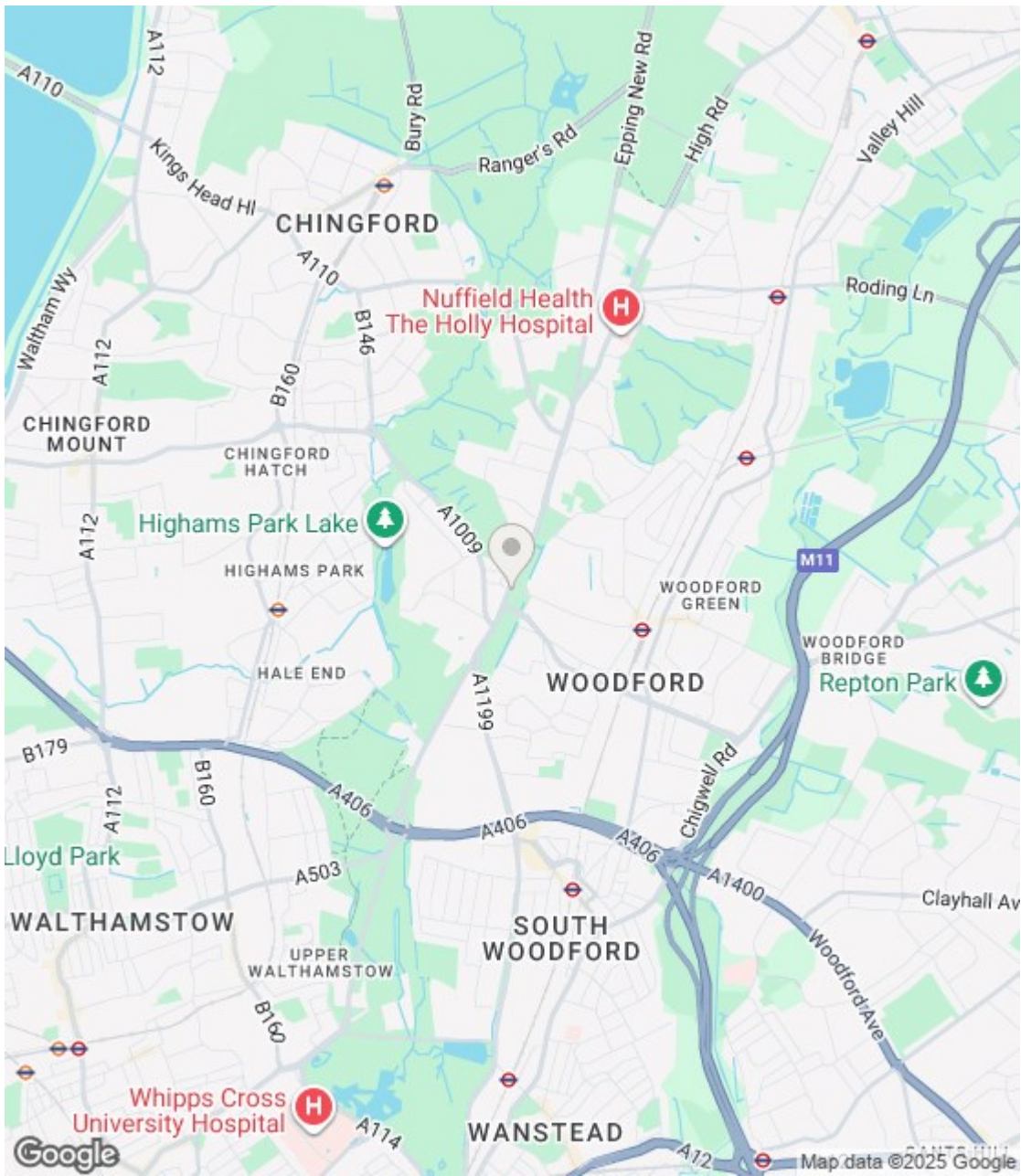
Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

### EPC

384 High Road has an Energy Performance Certificate rating of C.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





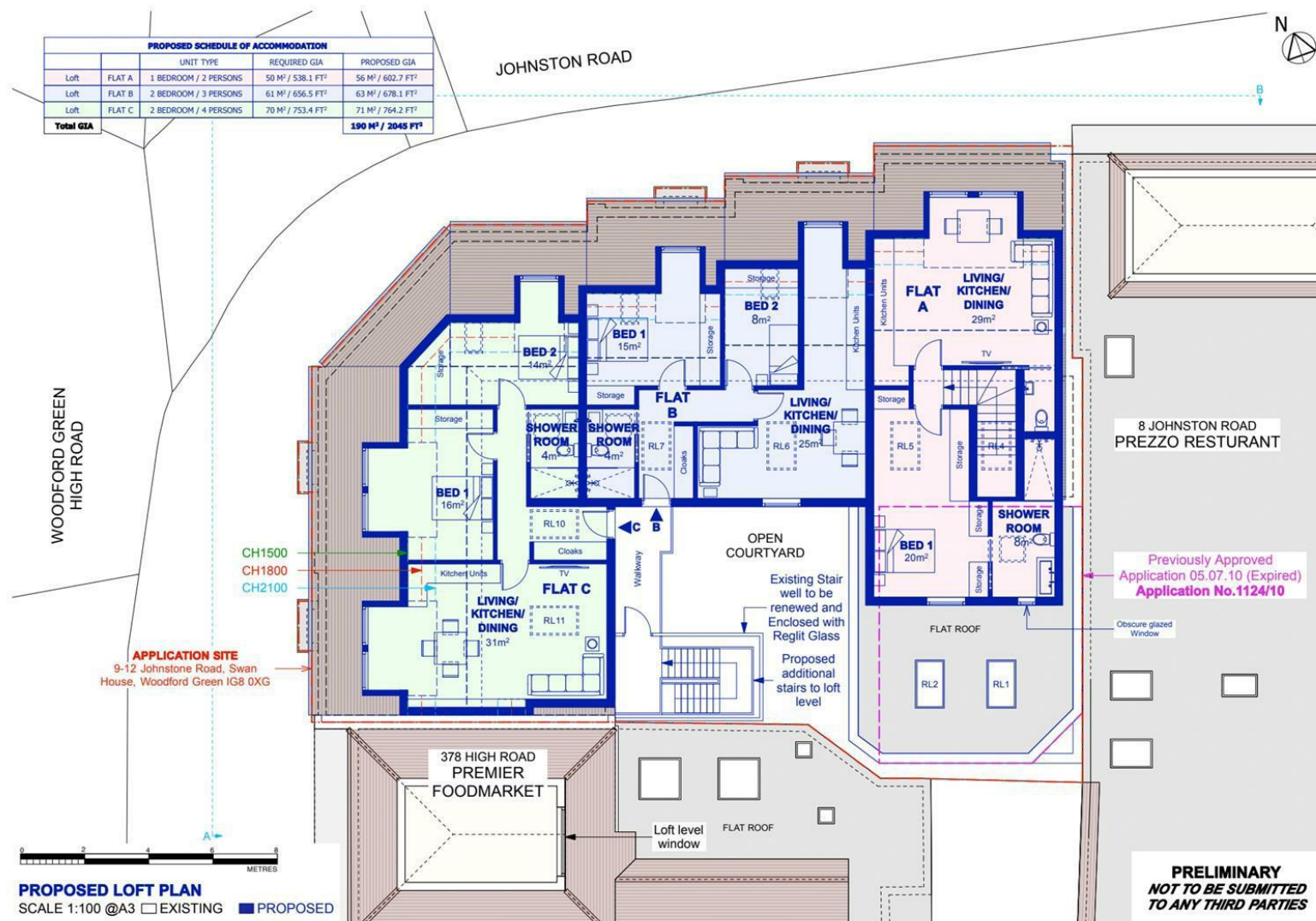
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COMMERCIAL