

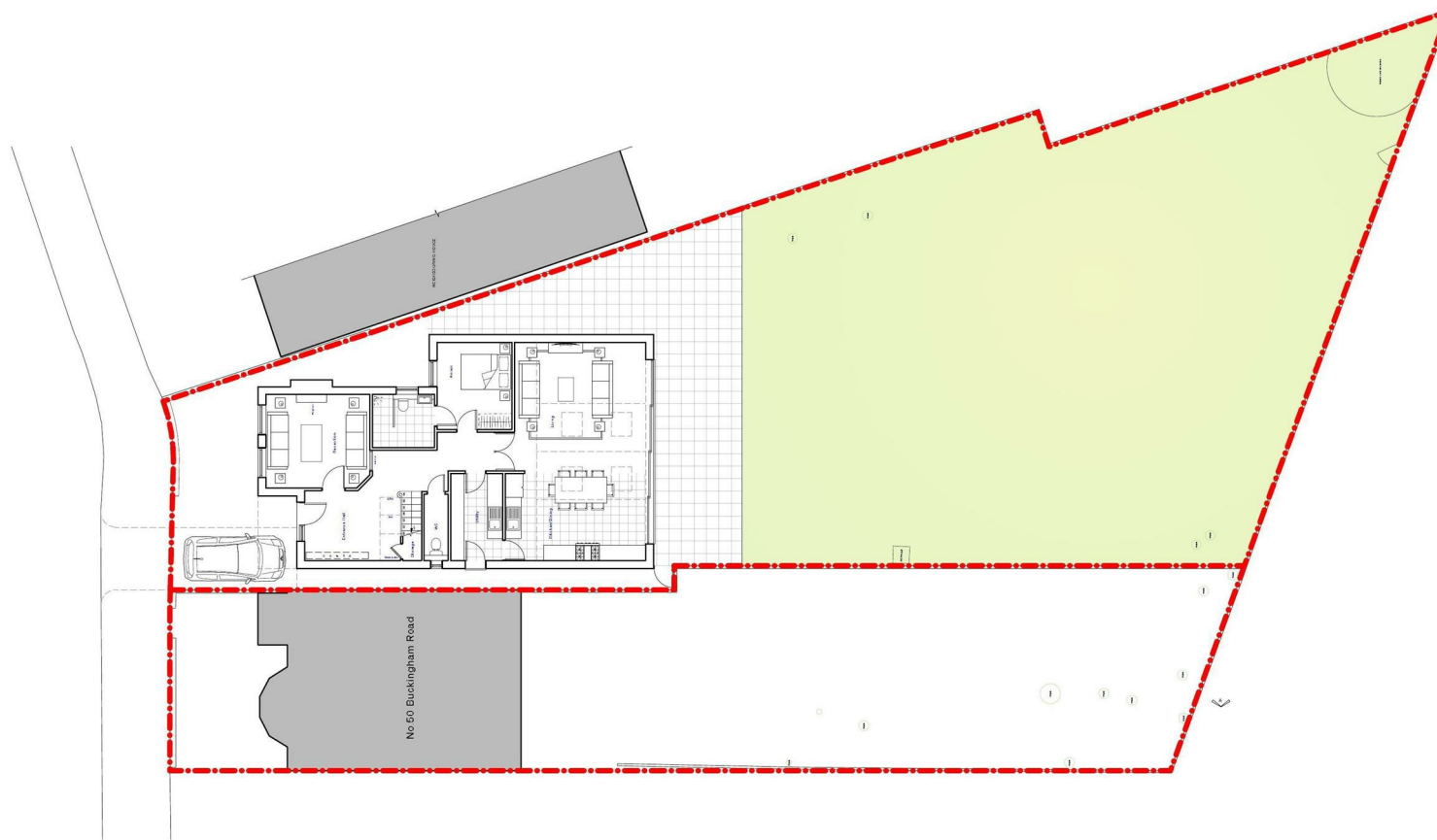


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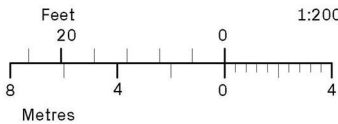
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Buckingham Road | Wanstead | | E11

Offers In Excess Of £1,600,000



PROPOSED Site Plan
scale 1:200



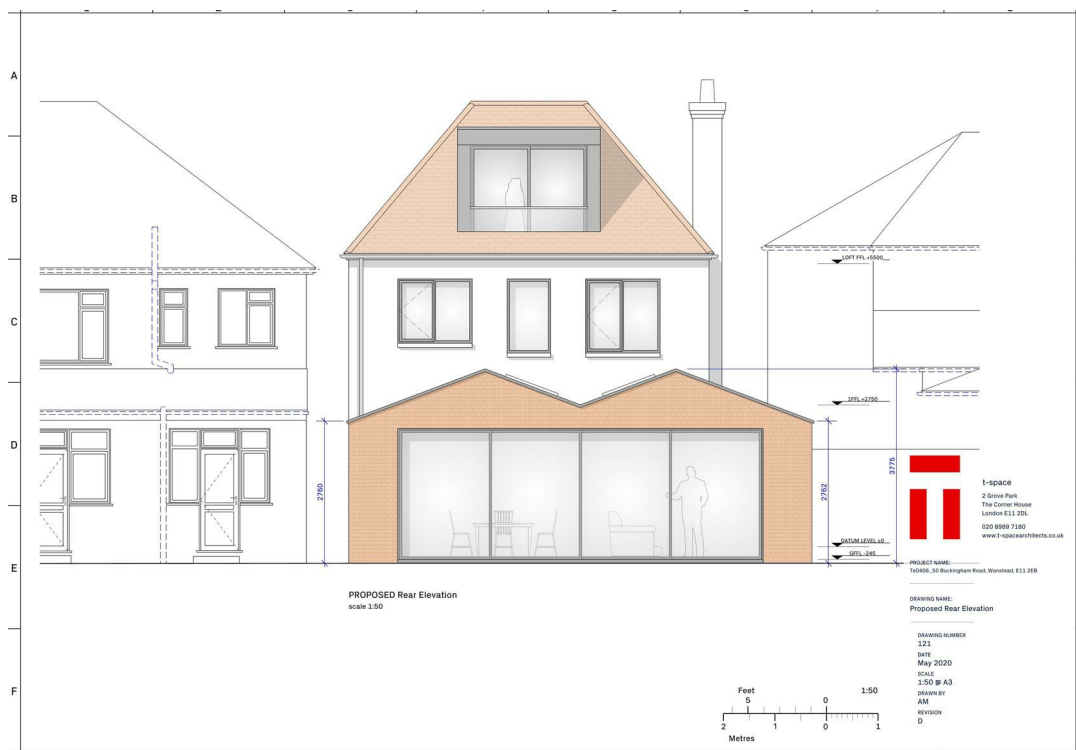


t-space
2 Grove Park
The Corner House
London E11 2DL
020 8989 7180
www.t-spacearchitects.co.uk

PROJECT NAME:
Te0406_50 Buckingham Road, Wanstead, E11 2EB

DRAWING NAME:
Proposed Site Plan

DRAWING NUMBER
-
DATE
Jan 2024
SCALE
1:200 @ A3
DRAWN BY
AM
REVISION
-



PLOT FOR DEVELOPMENT.. HOUSE AND LARGE LAND SPACE WITH APPROVED PLANNING.

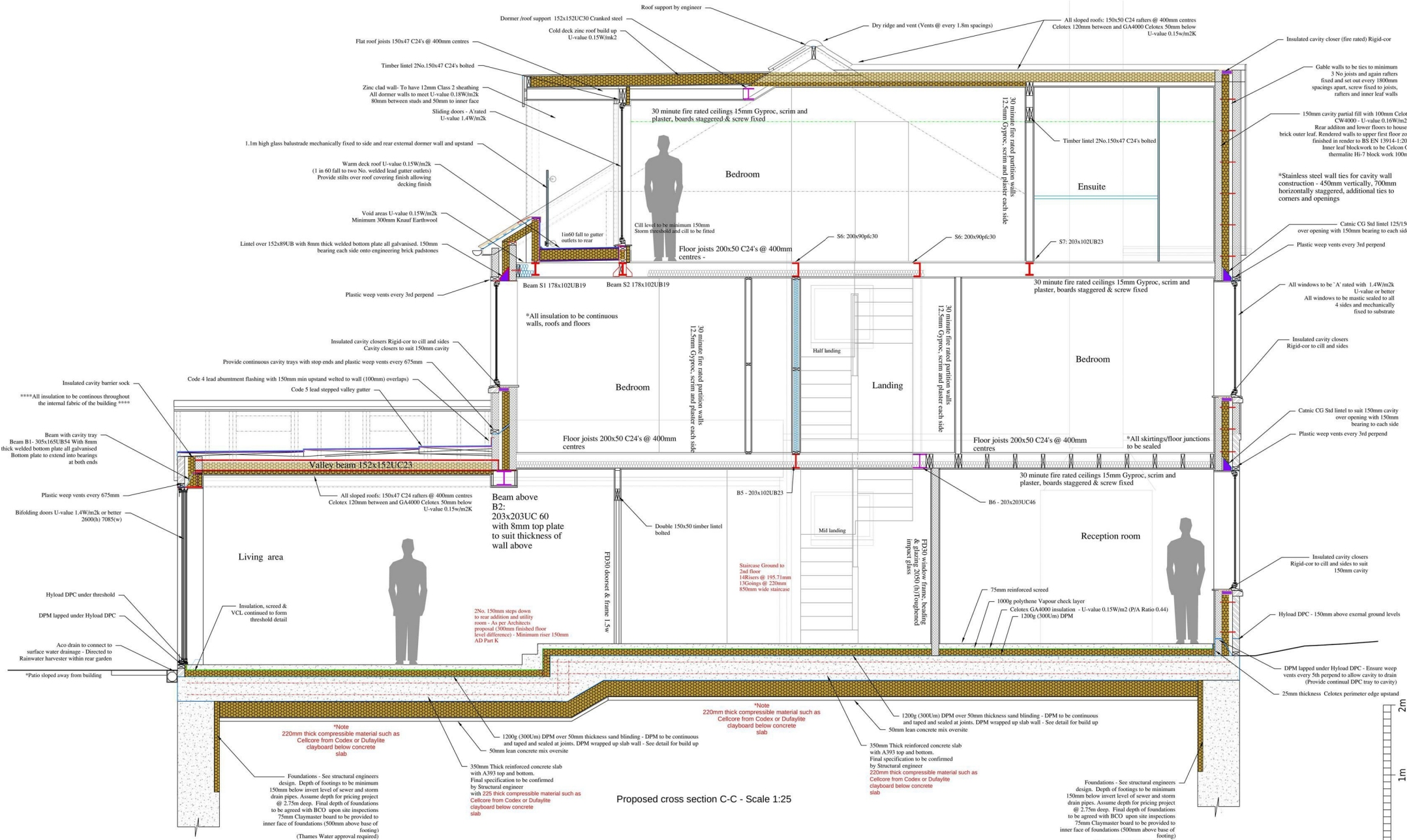
Title deeds are already split between the land and house ,ready for the detached house to be built. Nestled on the charming Buckingham Road in Wanstead,on the sought after Counties Estate,this semi detached house offers a wonderful opportunity for both families and investors alike.

Spanning an impressive 1,216 square feet, the property boasts a well-thought-out layout that includes two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three bedrooms. The single bathroom is conveniently located, catering to the needs of the household. Built in 1930, this home retains a sense of character while offering the potential for modernisation and personalisation.

One of the standout features of this property is the granted planning permission, making it an excellent prospect for development. Whether you envision expanding the living space or enhancing the outdoor area, the possibilities are abundant. Additionally, the property includes parking for two vehicles, a valuable asset.

With its prime location and development potential, this semi detached house on Buckingham Road is a rare find. It presents an exciting opportunity to create a dream home or a lucrative investment in one of Wanstead's vibrant neighbourhoods with just a short walk to the high street and central line underground stations Wanstead station and Snarebrook station. Don't miss your chance to explore the possibilities this property has to offer.



North London Loft Rooms Ltd.
Archers Fields
Basildon
Essex
SS13 1DN
Tel : 0800 690 6122
www.northlondonlofts.co.uk

Minimum 30min rating fire doors with smoke seals to top and sides of door or frame. Steel hinges. Any glazing to be factory fitted with minimum 30min rating.

FD30

SD

Mains interlinked smoke detection and sounder to BS 5839-6:2004 Grade 2 and at least LD3 Std. To be connected to regularly used local lighting circuit so that it cannot be disconnected for a prolonged period of time (To be provided throughout all floors within the escape route stairwell)

Notes to client
- For immediate attention to client:
Before any works commence or building regulation applications applied for, a SAP assessment must be carried out in order to confirm compliance to AD Part L1. The current design may require adjustments to insulation thicknesses and heat source supplies to the proposed development. The client shall take responsible action to instruct a SAP assessor to perform these duties.

- before any further design works are carried out, the client will require consent from Thames Water Authority for building over any public sewers present within the site of 50 Buckingham Road E11 2EB and surrounding of which the development would take place. The client has the sole responsibility to contact Thames Water to seek advice on whether or not the proposed engineers foundation design and new development is satisfactory to build over or near to their public sewers present within this site of 50 Buckingham Road.
Additional notes: These plans are for design purposes only to allow building regulation approval. North London Loft Rooms Ltd and Snela Architectural Services cannot and shall not be Principle designers for these plans/drawings or design. The client will need to instruct a Principle Designer to take lead of the works onsite and additional design works leading to the construction of the proposed development @ 50 Buckingham Road/hand adjacent to 50 Buckingham Road E11 2EB

Notes

New build development at
50 Buckingham Road
Cross section C
(For building regulations only)

Scale
1:25 @ A1

Revision 2
13-03-24

Project number

1416/374-05

Date

15-09-22

Drawn by

AM

Checked by

DW

Address
50 Buckingham Road
London
E11 2EB



- PLOT WITH PLANNING PERMISSION APPROVED- HOUSE AND LARGE LAND SPACE
- THREE BED SEMI DETACHED HOUSE WITH LARGE GARDEN AND LAND
- PLANNING PERMISSION GRANTED FOR A DETACHED 5 BED HOUSE
 - GREAT FOR DEVELOPMENT WITH SCHOOLS, TUBES & HIGH STREET A SHORT WALK AWAY
 - PEACEFUL RESIDENTIAL STREET
 - NEVER BEFORE ON THE MARKET
 - CHAIN FREE
- OPEN DAY DETAILS TO FOLLOW FOR REGISTERED BUYERS
 - CASH BUYERS ONLY



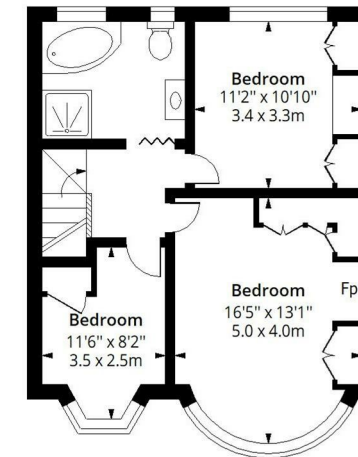
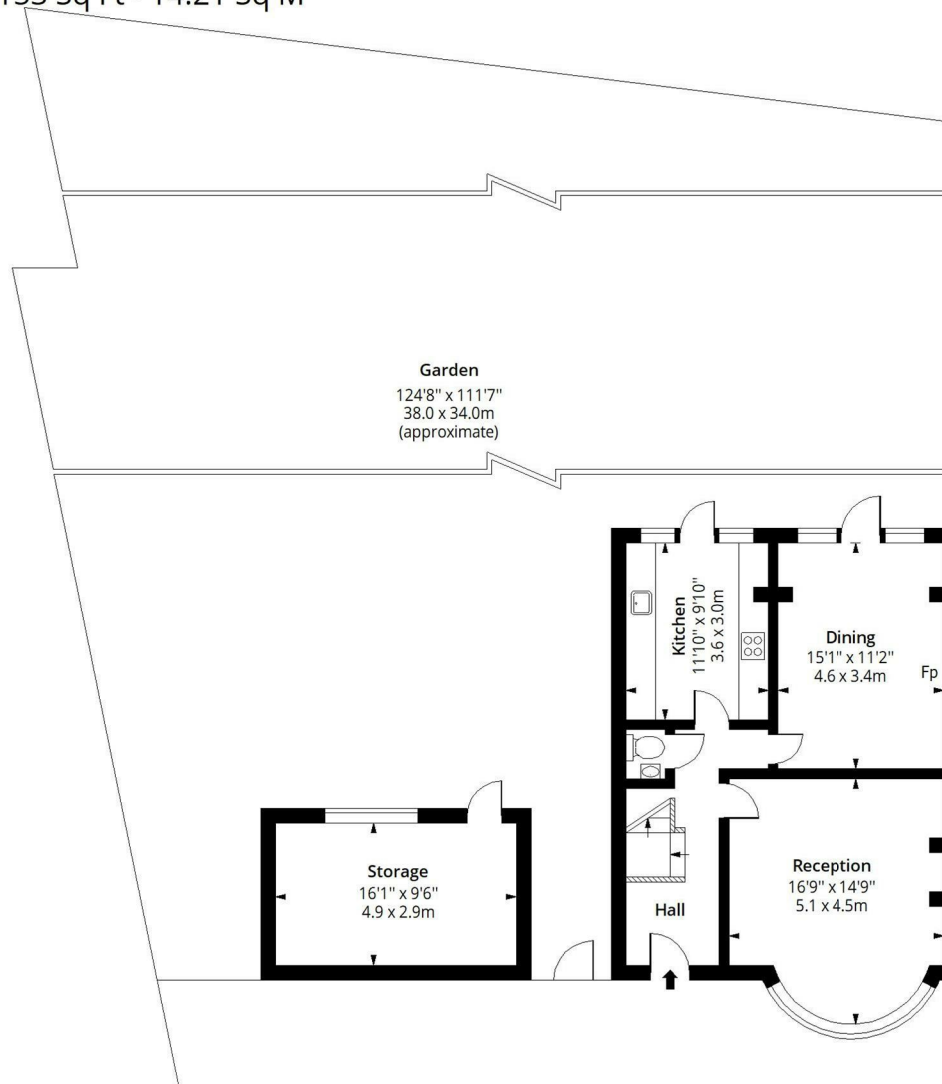
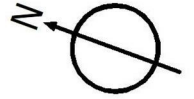


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Buckingham Road, E11

Approx. Gross Internal Area 1188 Sq Ft - 110.37 Sq M

Approx. Gross Storage Area 153 Sq Ft - 14.21 Sq M



First Floor

Floor Area 556 Sq Ft - 51.65 Sq M



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.