

# FREEHOLD FOR SALE

## Shop & 3 Bed Maisonette

(Scope to convert into additional dwellings)

***185 Upton Lane, Forest Gate, London E7***



**020 8506 9900**

**[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)**

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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**Location:**

The property is situated within a terraced parade of local shops that's serves the immediate residential area positioned at the southern end of Upton lane, opposite the landmark pub site '**The Spotted Dog**'. Nearby traders are **Costcutter** supermarket and numerous local businesses. **Westfield Stratford City** is short drive or bus journey away as well as the famous **Green Street** shopping area

Nearby train stations are

Forest Gate - 0.7m TFL Rail & Crossrail

Upton Park - 1m District & Hammersmith

Plaistow - 1m District & Hammersmith

**Description & Accommodation:**

The building comprises a retail unit and a 3-bed self-contained maisonette arranged over ground and first floor levels, approximate size and dimensions to follow: -

**Shop**

Ground	355 sq. ft	33 m2
Basement	355 sq. ft	33 m2
Height to joist	1.75 m	5.75 ft

**Maisonette**Ground Floor

Living Area	130 sq. ft	12 m2
Kitchen	92 sq. ft	8.5 m2
External Store	127	11.8 m2

First Floor

Landing		
Bed 1	219 sq. ft	20.3 m2
Bed 2	132 sq. ft	12.3 m2
Bed 3	109.8 sq. ft	10.2 m2
Bathroom	52 sq. ft	4.8m

**Terms:**

Offers sought in the region of **£465,000**, subject to Contract and with full vacant possession.

**Legal Costs:**

Each party to pay for their own legal fees.

**Viewing:**

For further information please contact sole agents - Countrywide Commercial

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