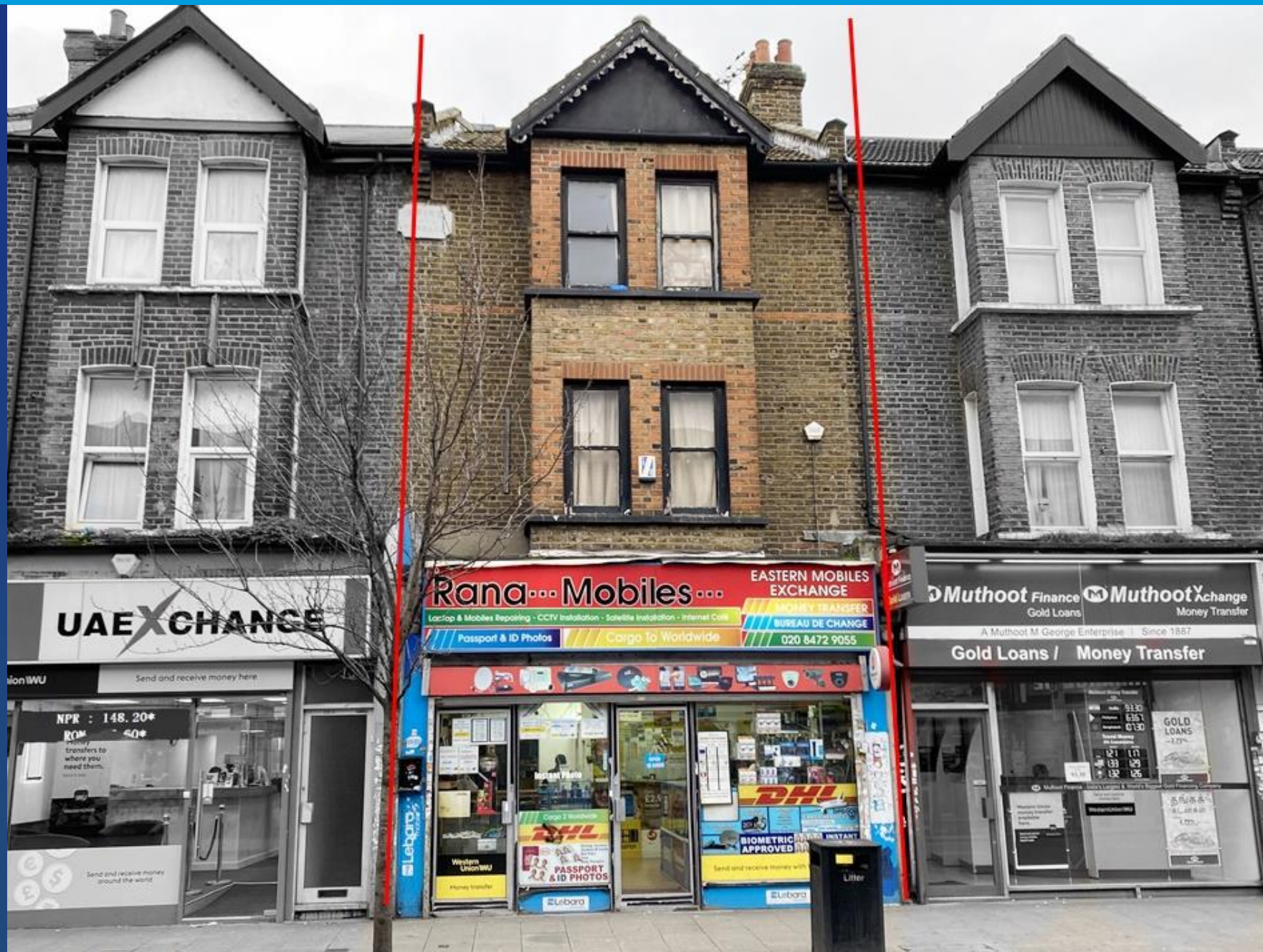


# PRIME SHOP & UPPER FREEHOLD FOR SALE

Planning Approved  
for conversion of uppers  
to studio & 1 bed flat  
plus 2 bed mews house  
at rear on a private road

170 High Street North  
East Ham E6 2JA



**Location:**

The property is situated in a prime busy location on High Street North within a very busy shopping parade a few minutes' walk from East Ham underground station (District Line) and therefore benefits from a very busy footfall.

**Description:**

Arranged as mid-terraced mixed-use property with retail on the ground floor and a self-contained residential apartment over 2 floors accessed from the rear of the property.

**Size of Shop**

Shop Depth	12.1 m	40 ft
Shop area	41 m <sup>2</sup>	441.32 sq.ft
Rear store (WC)	18 m <sup>2</sup>	193.75 sq.ft
<b>Total Area</b>	<b>59 m<sup>2</sup></b>	<b>635 sq.ft</b>

1<sup>st</sup> floor – Lounge, bedroom, bathroom & Kitchen

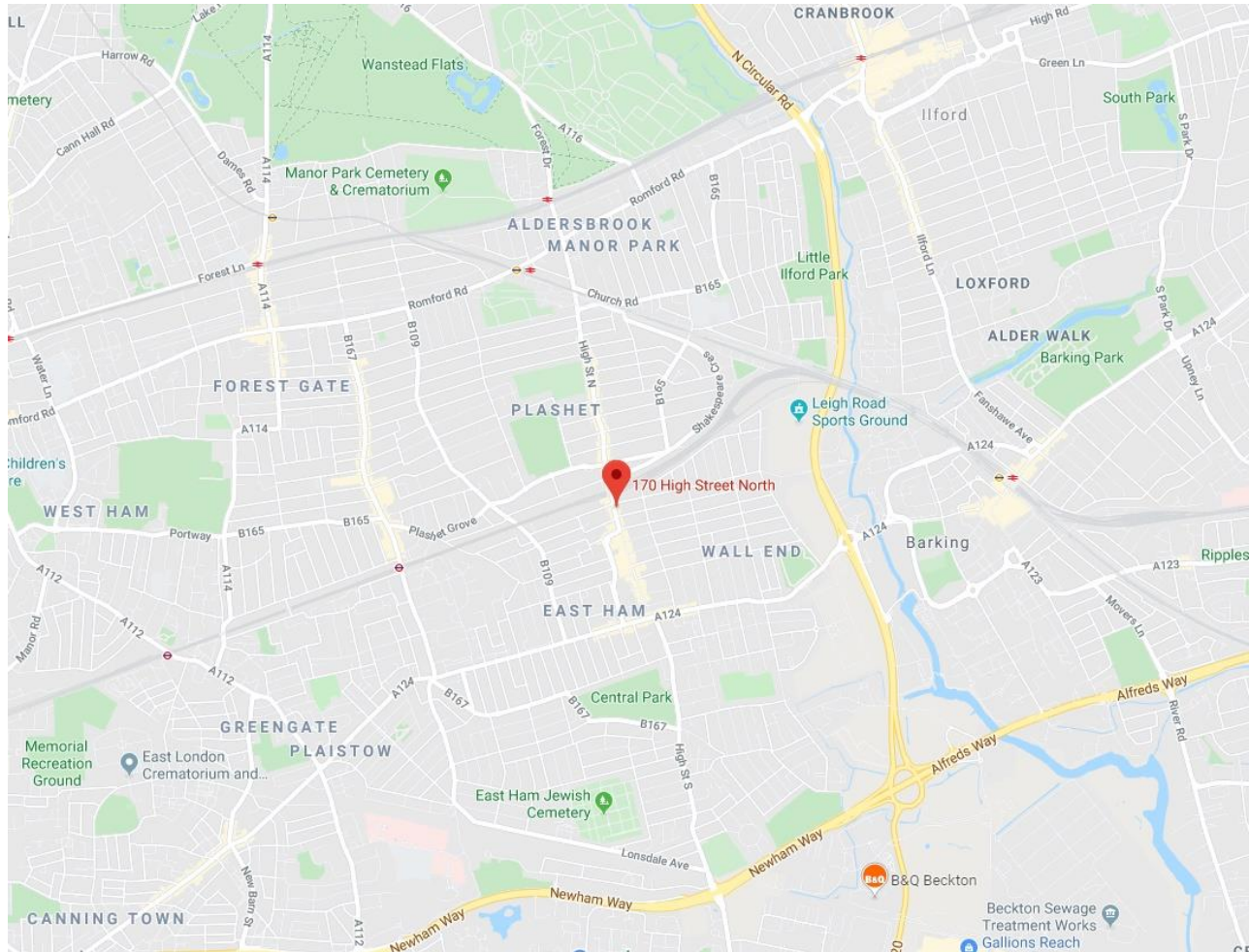
2<sup>nd</sup> floor – 2 bedrooms

**Planning:**

Planning was approved in January 2020 under application number 19/02142 for a conversion of the existing flat into 1 x studio and 1 x 1 bed flat with a 3-storey rear extension to accommodate a 2-bedroom mews house.

Plans and other documents can be obtained here [Data Room - 170 HSN](#)





**Price:**

Offers are sought in the region of **£1,100,000** subject to contract.

**Legal Costs**

Each party to pay their own cost.

**Viewing**

**Strictly by Appointment  
only via sole agents**

**Jason Grant**

**020 8506 9900 / 020 8506 9905**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900