

# INVESTMENT/ DEVELOPMENT OPPORTUNITY

## FREEHOLD FOR SALE

- Prominent Corner Property
- Requires Refurbishment/Renovation
- Rear Garden
- Further Development Potential
- Cash Buyers Only
- Offers IRO £520,000

41 Prince Regent Lane, Plaistow,  
London E13



**Location:**

The property is situated at the junction of Prince Regent Lane and Belgrave Road mid-way between Barking Road (A124) & Newham Way (A13).

Newham University Hospital and Newham Sixth Form College are within a short walking distance from the property. Transport links are provided by Plaistow underground station (District and Hammersmith & City lines)

**Description:**

This property comprises of an end of terrace mixed use property arranged over ground and first floor levels.

**Ground floor**

Shop	18.8 m2	202.36 sq. ft
Reception Room	9.5 m2	102.26 sq. ft
Dining Room	11.3 m2	121.63 sq. ft
Kitchen	5.6 m2	60 sq. ft
WC		

**First Floor (split level back to front)**

3 x Bedroom

Bathroom (bath only no WC)

Rear Garden (depth) 10.2m 33.46 ft

Link to walkthrough video [download here](#)

**Price:**

Offers are sought in the region of **£520,000** on an unconditional basis only, for the freehold interest, subject to contract.

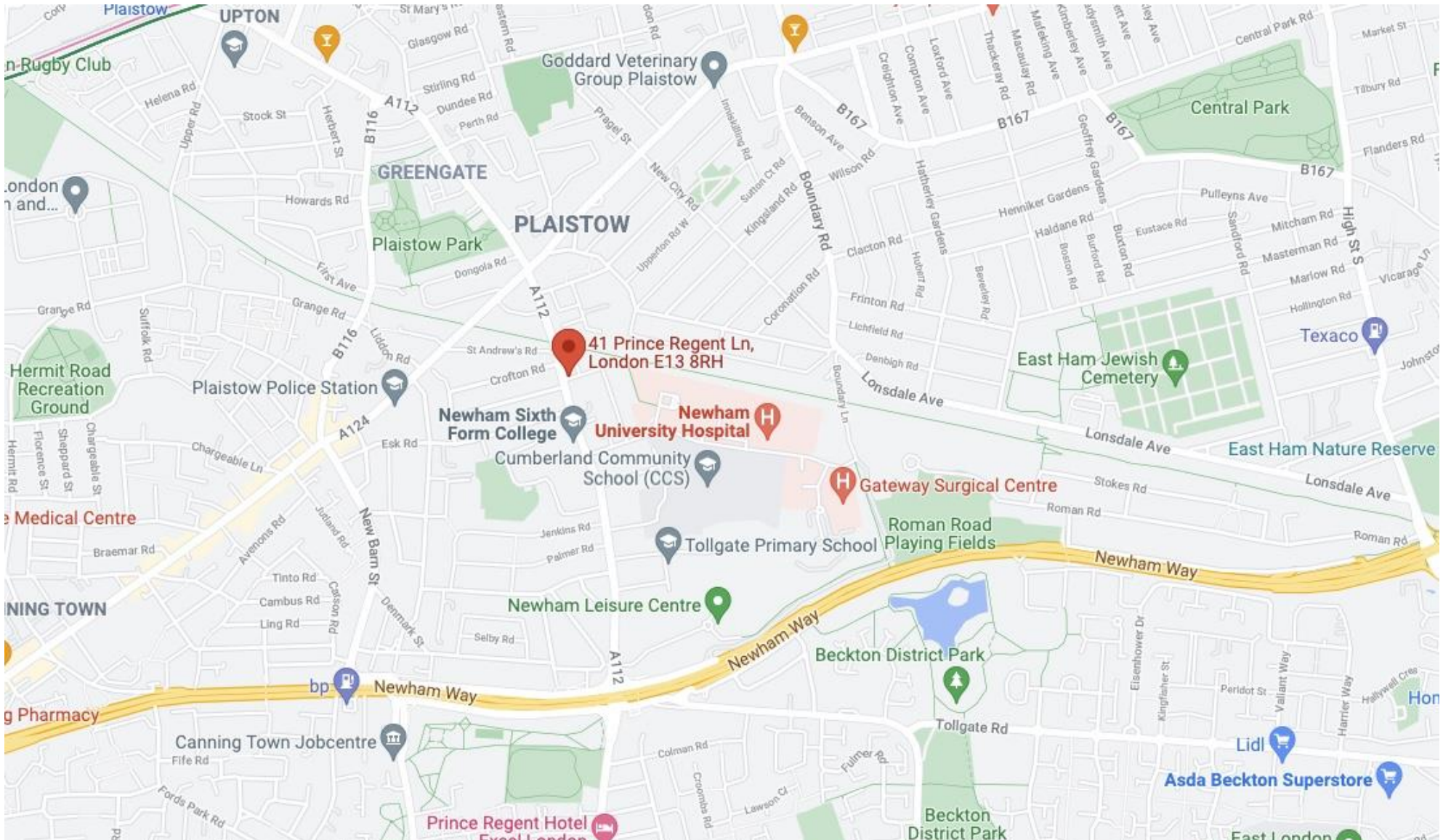
**Legal Costs:**

Each party to pay their own cost.

**Viewing** via sole agent 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