



265 Well Street

Hackney, London, E9 6RG

Residential Property with Development potential

412 sq ft
(38.28 sq m)

- Planning Consent for Roof Erection and Rear Extension
- Close Transport Links
- Roof Terrace

265 Well Street, Hackney, London, E9 6RG

Summary

Available Size	412 sq ft
Price	£275,000
Business Rates	TBC
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

This mid-terrace building comprises a self-contained flat on the first floor. The flat has planning consent to erect the roof adding an extra bed and first-floor extension which will increase the size of the living room/ kitchen area. The flat roof above the front of the shop has been used as a roof terrace, which currently is accessible through a window on the first floor.

Location

Located close to the junction with Morning Lane in this established shopping parade, nearby branches of Tesco, Coral, and Post Office and a wide variety of independent retailers, cafés, and restaurants. The property is conveniently located for Homerton, Hackney Central and London Fields (Overground) Stations, approximately 2½ miles north-east of the City of London.

Accommodation

The accommodation comprises the following areas:

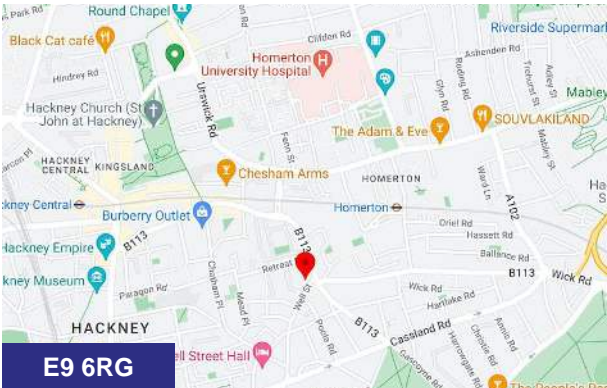
Name	sq ft	sq m
1st	412	38.28
Total	412	38.28

Viewings

Strictly by appointment only.

Terms

125 Years Long Leasehold



Viewing & Further Information

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