



Capworth Street, Leyton

1,784 sq ft
(165.7sq m)

Key Features

- Prominent Victorian corner property
- Freehold
- 3 bedroom apartment with separate garage
- Ground floor commercial unit with substantial basement and off street parking
- Potential to extend / change of use (STPP)
- Chain free
- £800,000 O.I.E.O



INVESTMENT & DEVELOPMENT

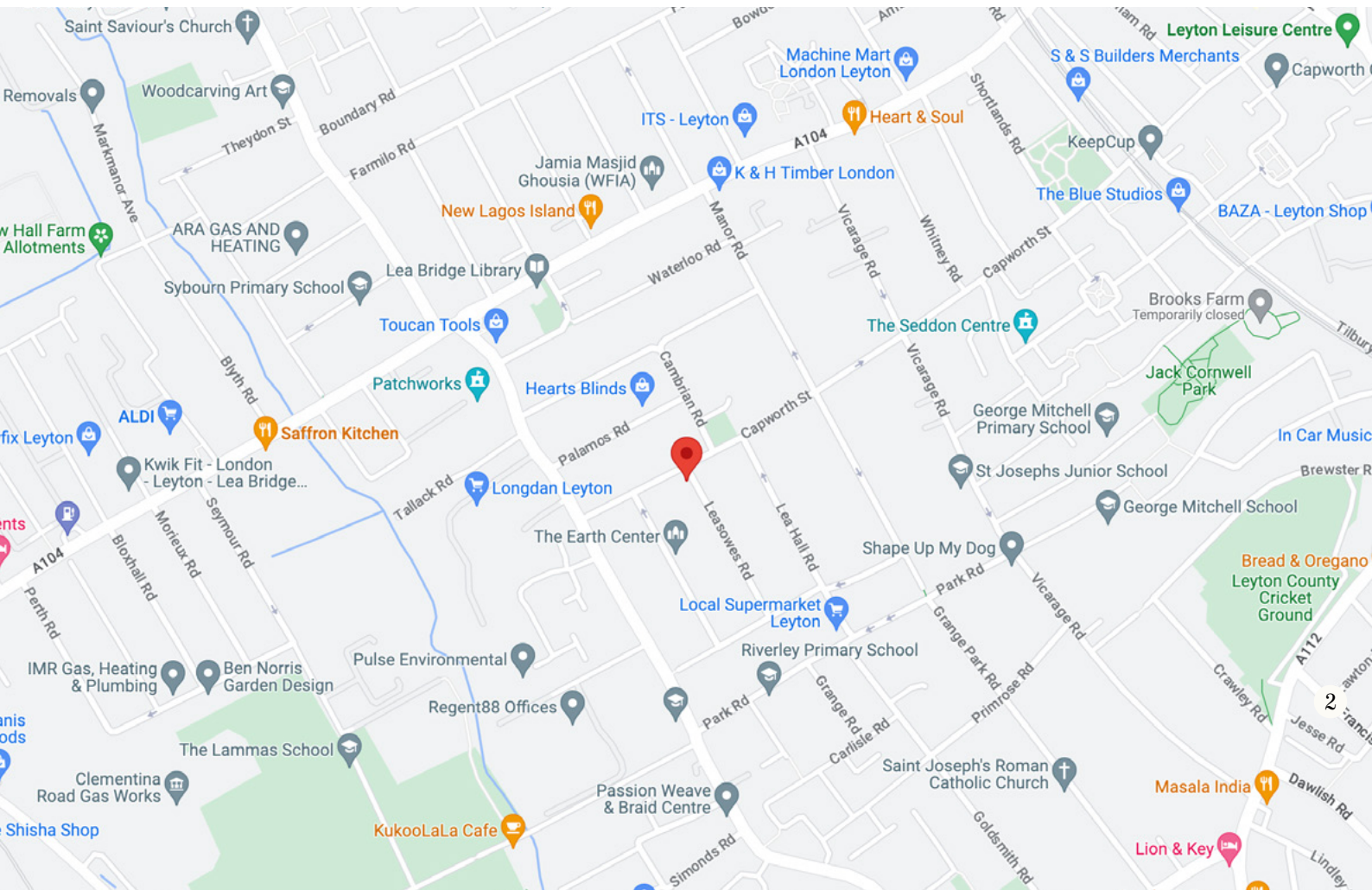
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✉ id@stowbrothers.com

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📍 Capworth Street, Leyton E10 7BA

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➔ LOCATION

The property is in a primarily residential area that's conveniently close to the many shops and amenities along the Lea Bridge Road just five minutes' walk away.

It's just an eight minute walk to the nearest green space, Leyton Jubilee Park, and within walking distance of the open green spaces of Hackney Marshes and world-class sporting facilities of the Olympic Park, both about a mile away.

The area is well-connected, with Leyton Midland Road overground station less than 15 minutes away on foot and Lea Bridge Station just under a mile away.

➔ DESCRIPTION

This handsome Victorian freehold corner property is a rare commodity. With 1,784 square feet of space over three floors, a garden and a garage in a prime residential location in Leyton close to shops and within easy walking distance of two stations, it has plenty of potential for adding value.

You'd have a huge amount of space to play with. In its current configuration the property comprises commercial spaces on the ground and basement floors, and a three bedroom apartment on the ground and first floor.



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➔ DESCRIPTION (CONTINUED)

The property is in a good condition throughout, but there's considerable scope for adding value by extension or change of use (or both), subject to obtaining planning permission.

The 27'9" by 16'9" commercial space has a large glass corner frontage with double doors and partly frosted NE and NW facing windows that provide fantastic natural light without too much solar gain. There's a small kitchenette tucked away at the rear and double glazed doors to the garden. All-white décor complements a large feature exposed brick wall, and an open stair leads down to the basement space, which measures a huge 31'11" by 16'11". This has a small WC.

The apartment occupies the rear section of the ground floor and all the first floor. It's accessed via a street door on Leasowes Road that leads directly into a hallway with a door to the main living space, a stair to the first floor, and a built-in storage cupboard. The open-plan living/dining room is over 31 ft long and comprises a lounge area and a kitchen with a door to the garden. There's lots of light from windows on two sides.

Upstairs there are three double bedrooms and a bathroom. The main bedroom is a generously sized 17'1" by 11'9", whilst the second and third bedrooms have garden views. The tiled bathroom has a contemporary suite with a bath, and a window for daylight and ventilation.



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➔ DESCRIPTION (CONTINUED)

The décor throughout the apartment is fresh and simple with white walls and grey carpet or floor tiles. The windows are double glazed and there's gas central heating.

Outside, there's a lovely low maintenance walled garden with a paved terrace that wraps round the property and a central lawn bordered by beds.

An independent brick garage at the end of the garden has space for one car but, with electrics, and windows and a door onto the garden, it also has great potential as a garden studio.

There's also a handy outdoor WC in the side return section of the garden and a gate leading to the street.



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The Details

Consented Accommodation schedule:

Name	Sq m	Sq ft	EPC
3 bedroom maisonette	84.7	912	D
Commercial	59.9	645	D
Garage	21.1	227	N/A
Total	165.7	1,784	

→ **PRICE**
 £800,000 O.I.E.O

→ **TENURE**
 Freehold

→ **ACCESS**
 Strictly by appointment only and via sole agents The Stow Brothers 0208 520 6220 id@stowbrothers.com

→ **BUSINESS RATES**
 2023 Rateable Value - £6,500
 2023 / 2024 UBR - 51.2p (0.512)
 2023 / 2024 Rates Payable - £3,328

Prospective tenants may benefit from Small Business Relief and are advised to contact LB Waltham Forest.



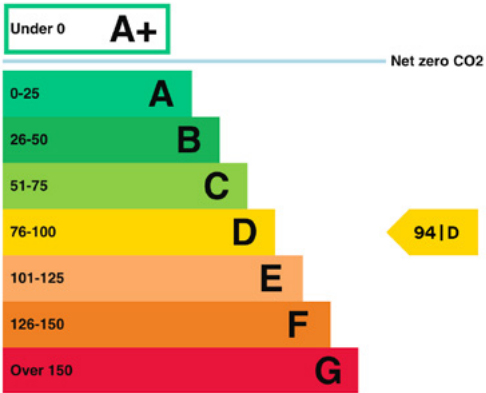
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- Commercial Unit
16'9" x 27'9"
- Lounge/Dining Room
10'4" x 17'9"
- Kitchen
13'6" x 7'4"
- Commercial Unit
Basement
16'1" x 31'11"
- Bedroom
10'4" x 11'9"
- Bedroom
13'8" x 10'9"
- Bedroom
17'1" x 11'9"
- Bathroom
6'11" x 5'7"
- Garage
19'3" x 11'10"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Commercial

Apartment



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If you'd like to find out more about this property or for any other information, please get in touch.

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