

Residential Development - Walthamstow, E17

FOR SALE

11a Kitchener Road,
Walthamstow, London, E17 4LJ

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- 1 x 3 bedroom semi-detached house with an additional loft room and en suite. To the side is a standalone garage
- Planning consent has been granted to demolish the garage and to construct a two-storey building providing 1 x dwellinghouse (1 x 1-bedroom)
- Plans have been prepared to alter the layout to provide 2 x bedrooms and an office room
- All pre-commencement conditions have been satisfied with along with the required party wall award agreement
- Offers are invited in excess of £700,000 for the freehold interest. All negotiations are strictly subject to contract

Location

The property is located on Kitchener Road, Walthamstow, E17. Walthamstow Central station which provides a regular service into central London via the London Underground (Victoria Line) and London Overground is 1.1 miles away. High Street, Walthamstow is 0.9 miles away which is the home to Walthamstow Market and The Mall Walthamstow. The A406 (North Circular) is approximately 0.3 miles away and provides access to the A10, A12 and M11. The area is well served by buses.

Please note all distances given are approximate only.

Description

The property consists of 1 x semi-detached house with a standalone garage to the side. The house is arranged as follows;

Ground floor: 2 rooms, kitchen and bathroom.

First floor: 3 rooms and bathroom.

Second floor: 1 room and bathroom.

To the rear is garden.

Development

Planning consent has been approved for the demolition of the garage and subdivision of the curtilage land and construction of a two-storey building to facilitate the creation of a self-contained dwellinghouse (1 x 1-bedroom). Works include front boundary wall treatment, provision of cycle/bin storage and associated landscaping. The approximate size of the house will be 65 square metres (700 square feet). Waltham Forest Planning Department reference 212965.

Plans have been prepared to show a potential alteration to the internal layout to provide an additional room on the first floor and a loft room with en suite. Any changes would be subject to obtaining appropriate consents.

Terms

Offers are invited in excess of £700,000 for the freehold interest. All negotiations are strictly subject to contract.

Data Room

A data room has been set up and access is available on request.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



Price:

OIEO £700,000

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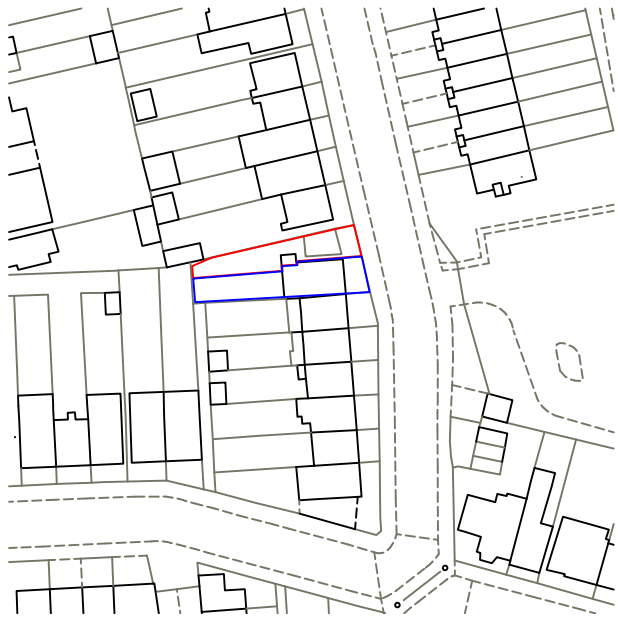
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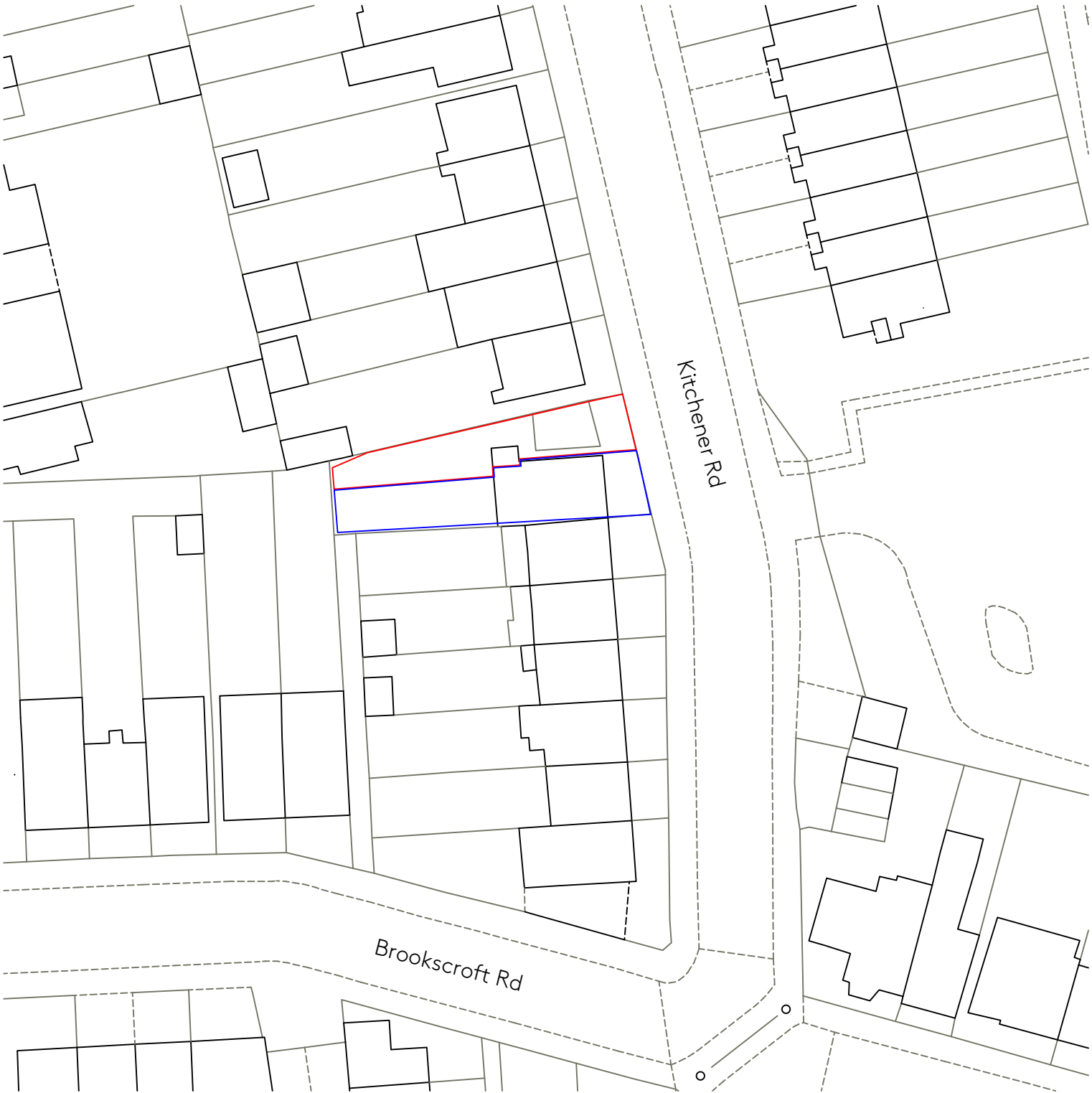
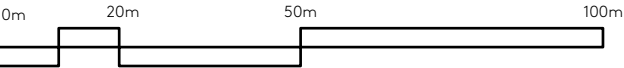
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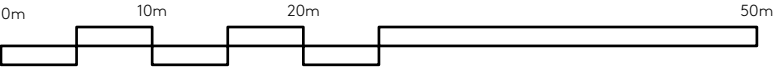


Site Location Plan- 1:1250



Site Plan- 1:500

Red line: Title to be separated
Blue line: Existing Property



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Rev	Date	Comment
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N

Project

11a Kitchener Road

Client

Tarryn Leeferink

Created	Drawn	Checked
Jan-22	CT	OL

Dwg Title

Location Plan

Dwg No.

721-010

Rev

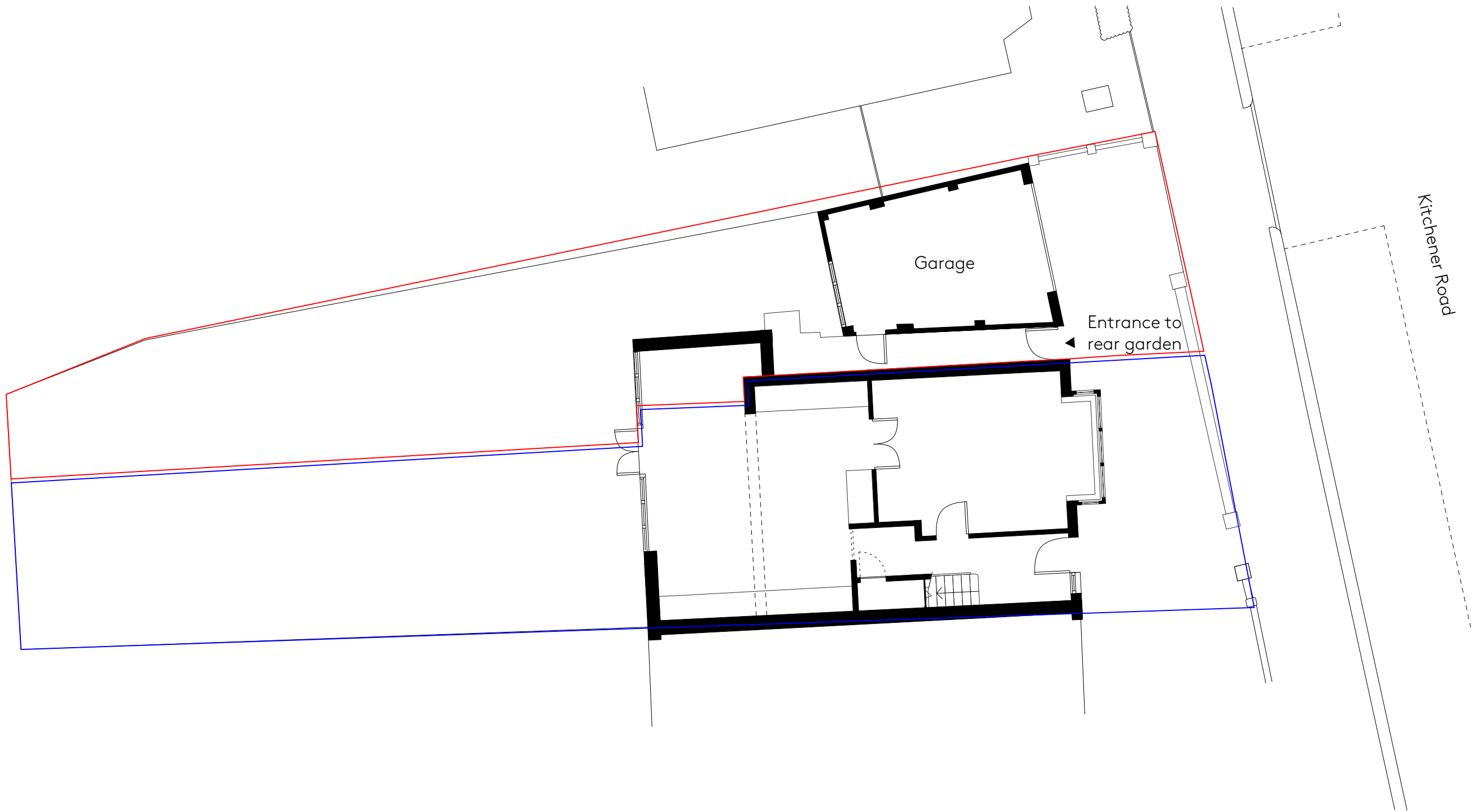
B

Scale

@ A3

Current Stage

Stage 3 (Planning)



Title to be separated
Existing Property

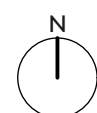


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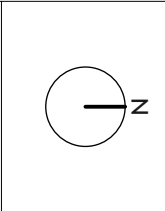
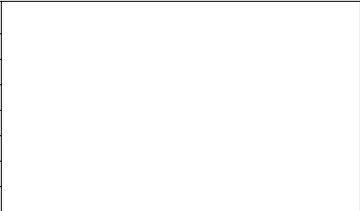
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Project 11a Kitchener Road		
Client Tarryn Leeferink		
Created	Drawn	Checked
Jan-22	CT	OL

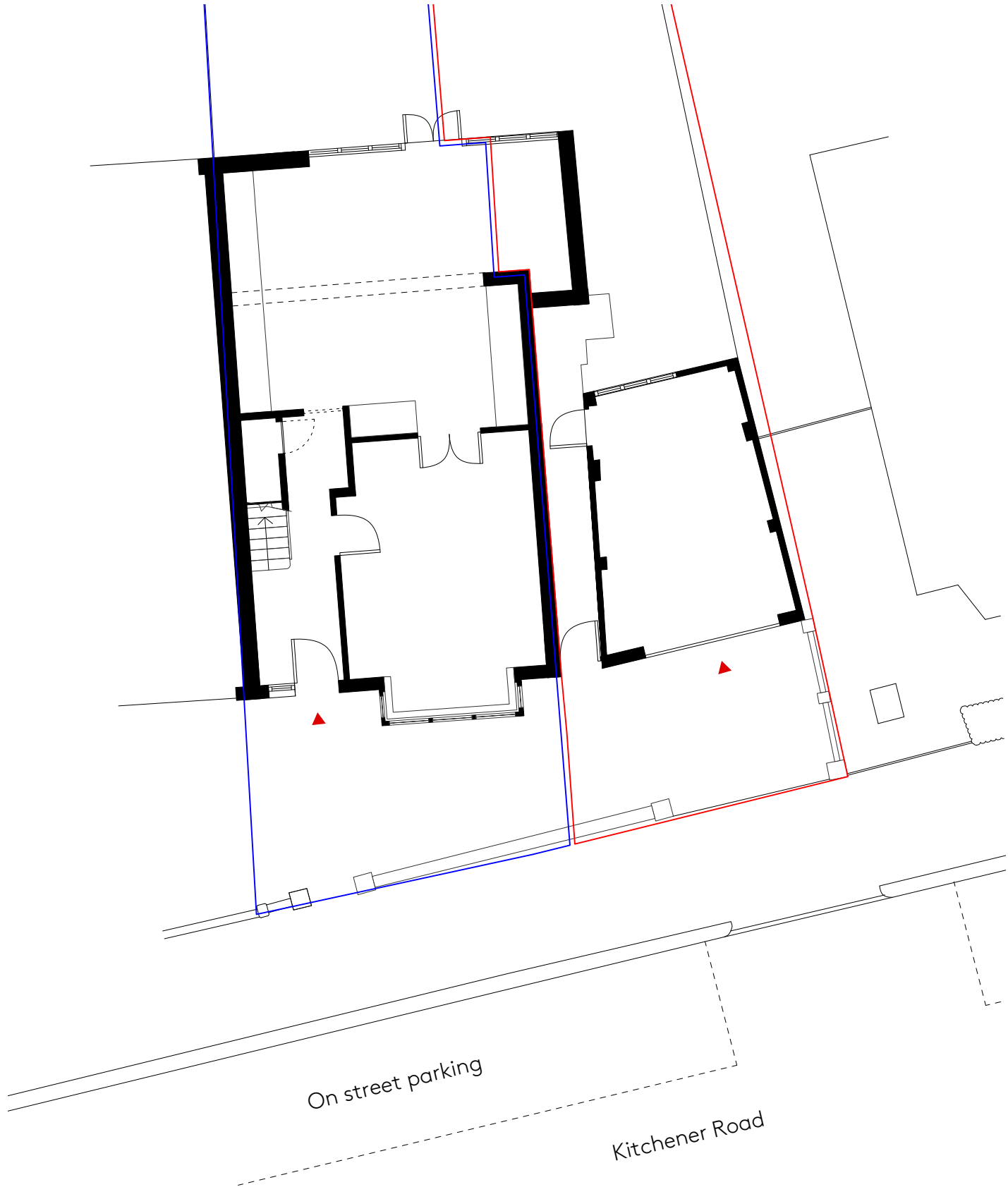
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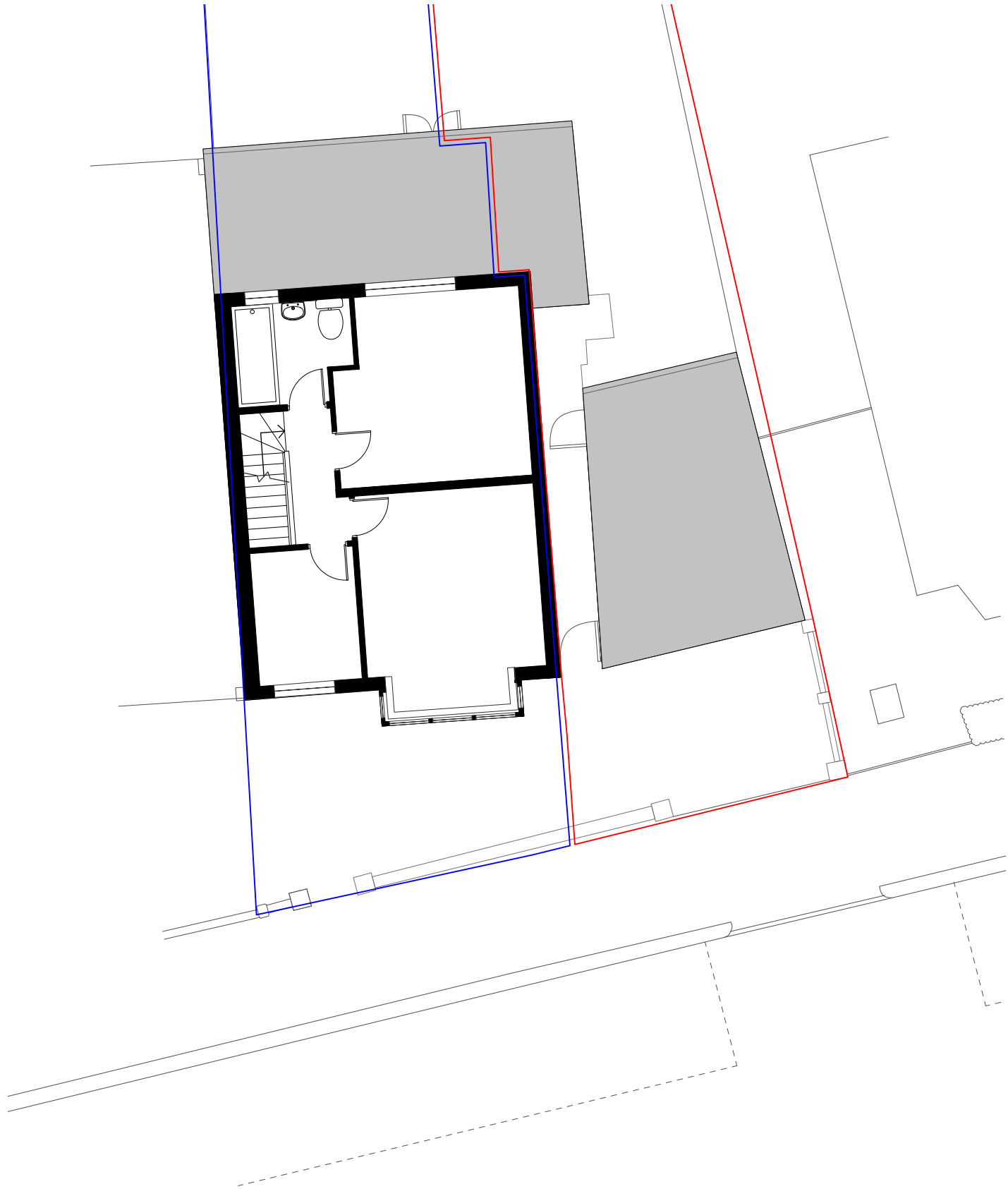
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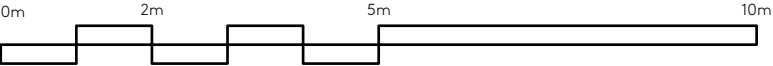
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Client	Tarryn Leeferink		
Created	Drawn	Checked	
Jan-22	CT	OL	

Dwg Title	Existing Ground Floor Plan		
Dwg No.	721-003	Rev	B
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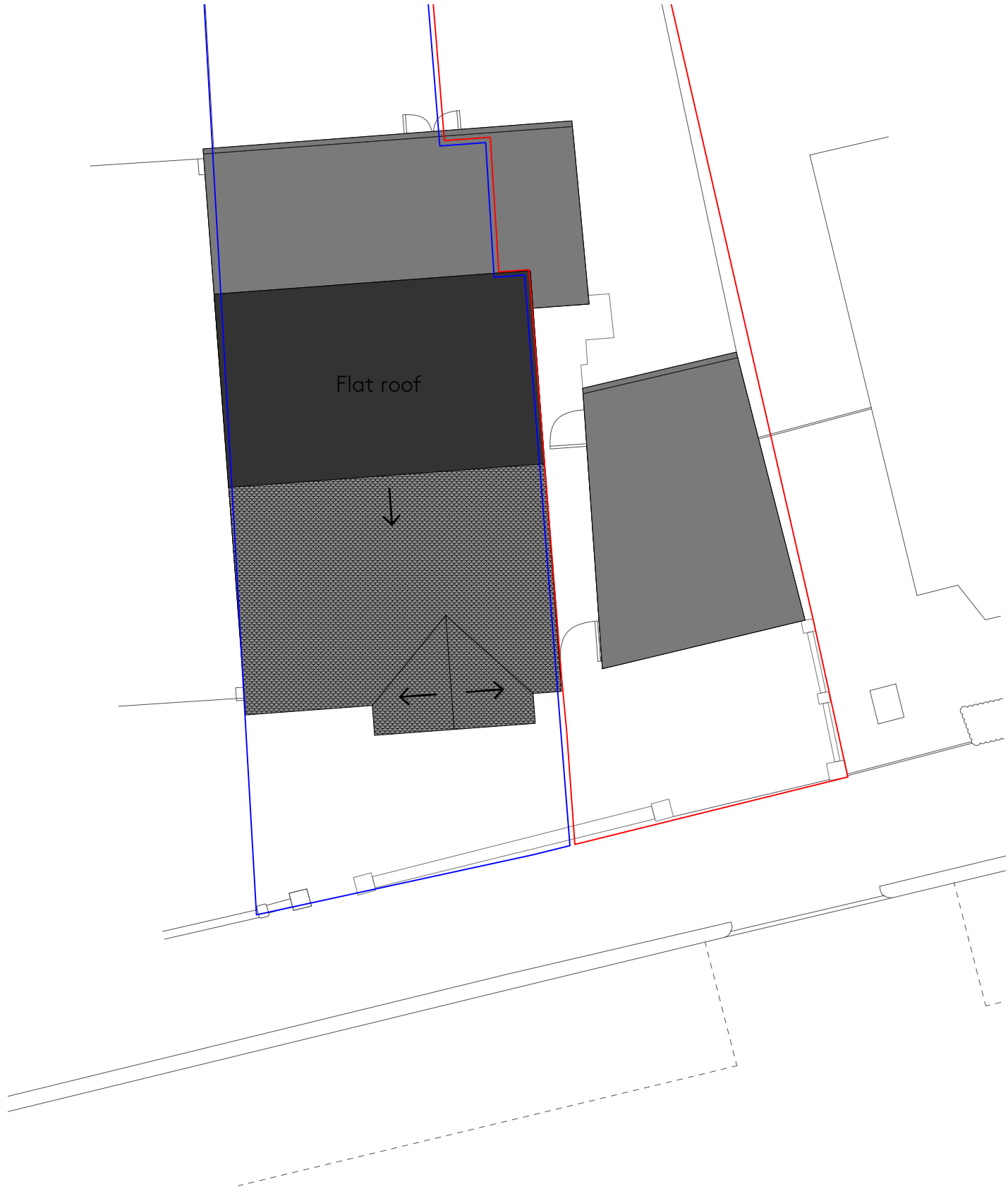




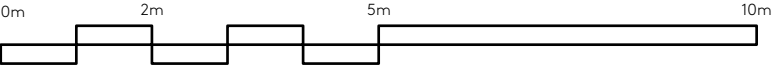
Application Site
Existing Property



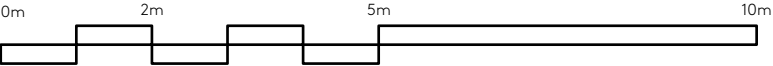
<div><div><div>A</div><div>Ackroyd Lowrie</div></div><div><div>23 Vyner Street London E2 9DG 0203 770 9780 www.ackroydlowrie.com</div></div></div>	CONSTRUCTION NOTE:	Rev	Date	Comment	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	Project 11a Kitchener Road		Dwg Title Existing First Floor Plan	
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		A	-	-		Client Tarryn Leeferink		Dwg No. 721-005	
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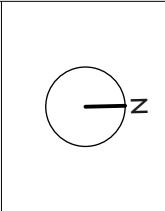
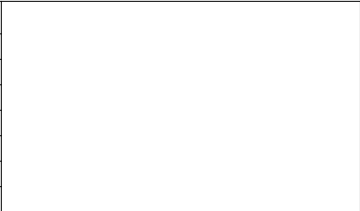


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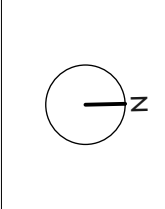
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Client Tarryn Leeferink		
Created	Drawn	Checked
Jan-22	CT	OL

Dwg Title Existing Front Elevation		Rev -
Dwg No. 721-006		
Scale	Current Stage	
1:100 @ A3	Stage 3 (Planning)	



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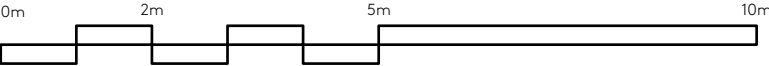


Project 11a Kitchener Road		
Client Tarryn Leeferink		
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Jan-22	CT	OL

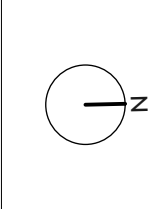
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Application Site
Existing Property

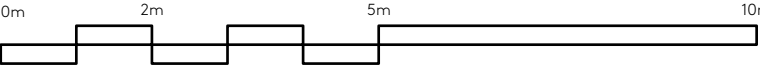
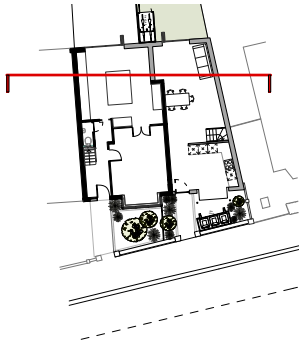


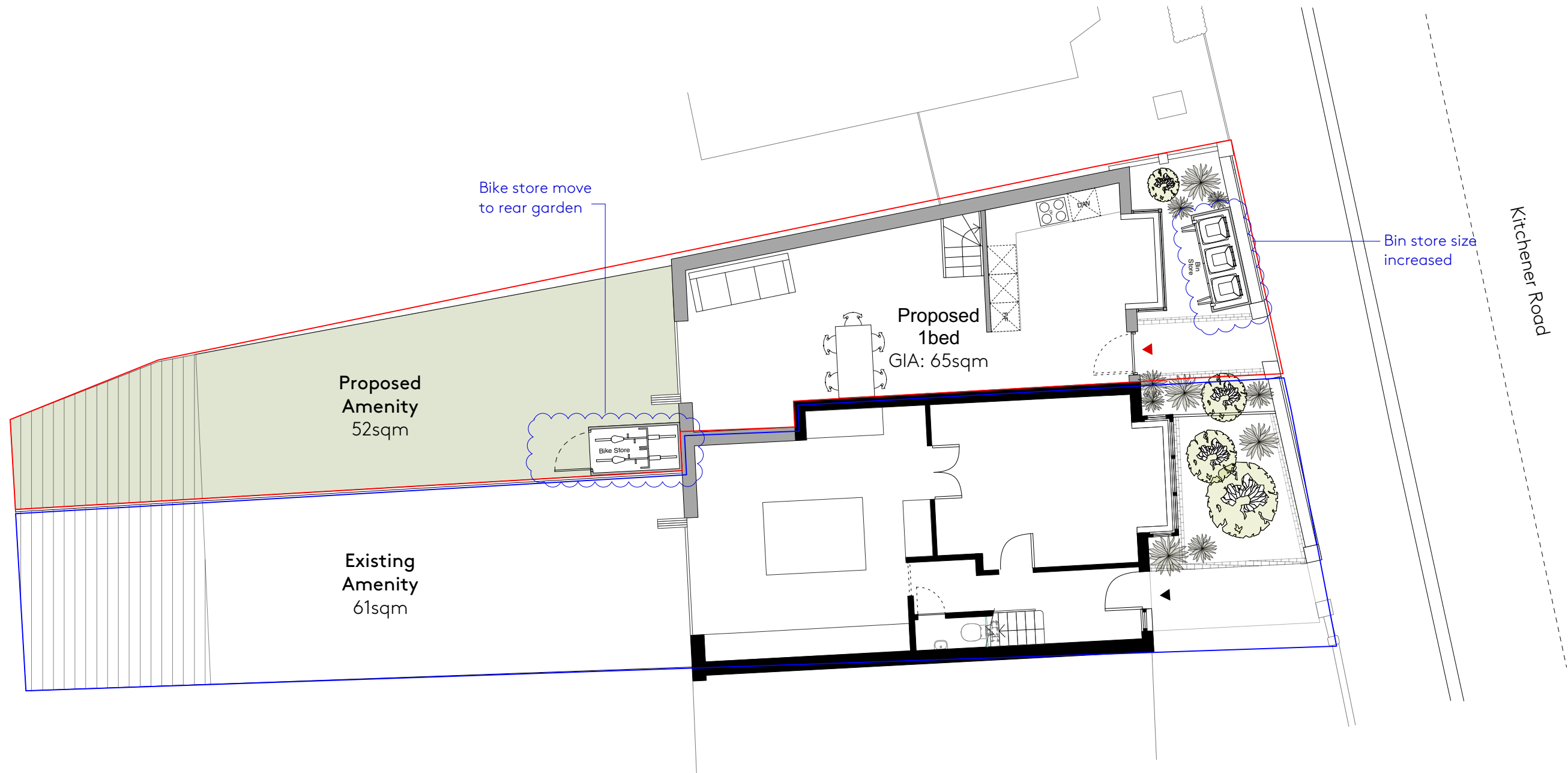
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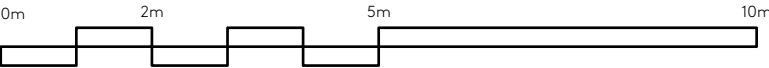
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Dwg Title Existing Section AA		Rev -
Dwg No. 721-009		
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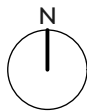


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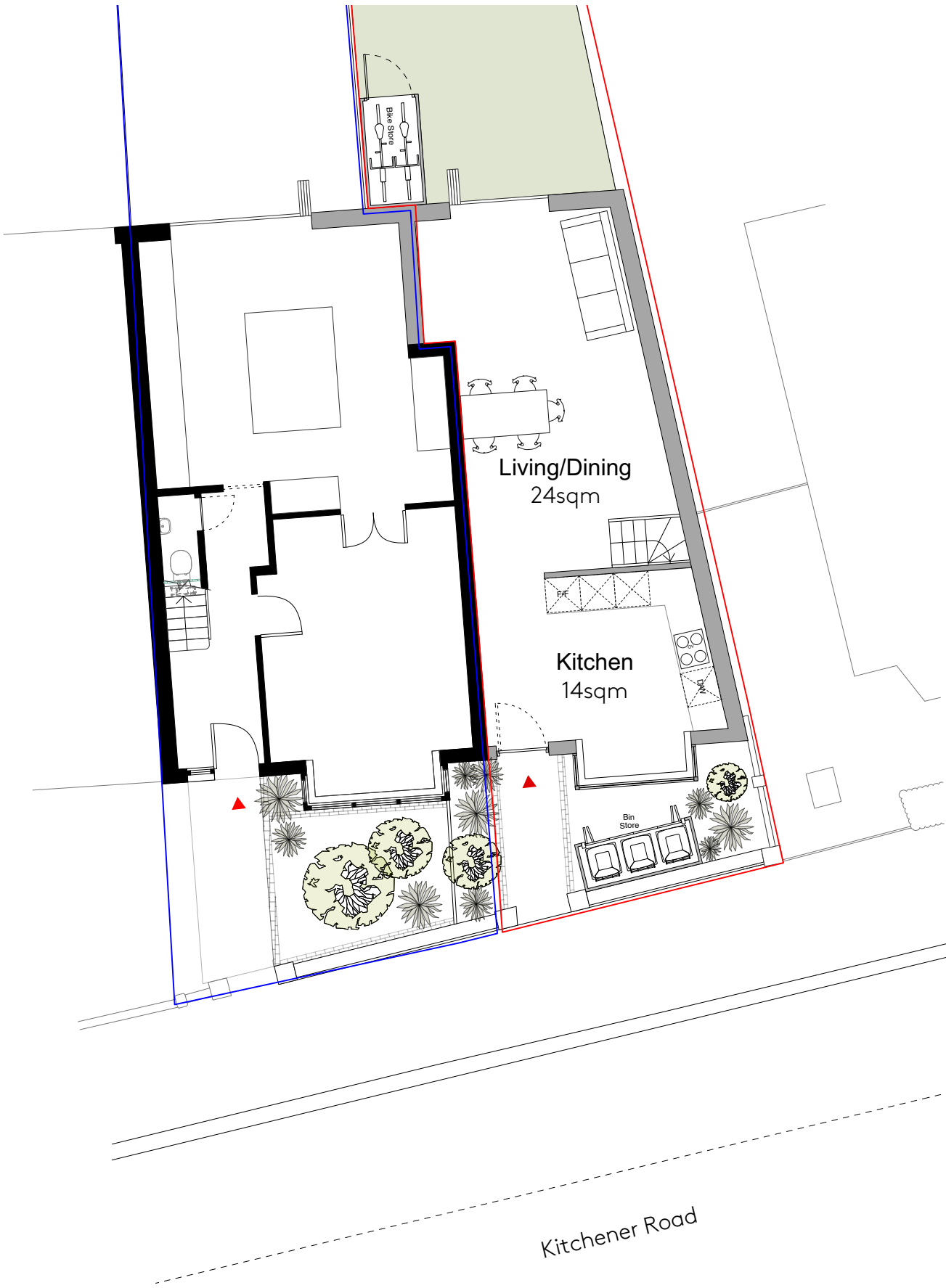
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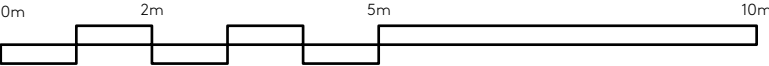


Project 11a Kitchener Road		
Client Tarryn Leeferink		
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Dwg Title		
Proposed Site Plan		
Dwg No.		Rev
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Scale	Current Stage	
1:100 @ A3	Stage 3 (Planning)	



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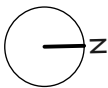


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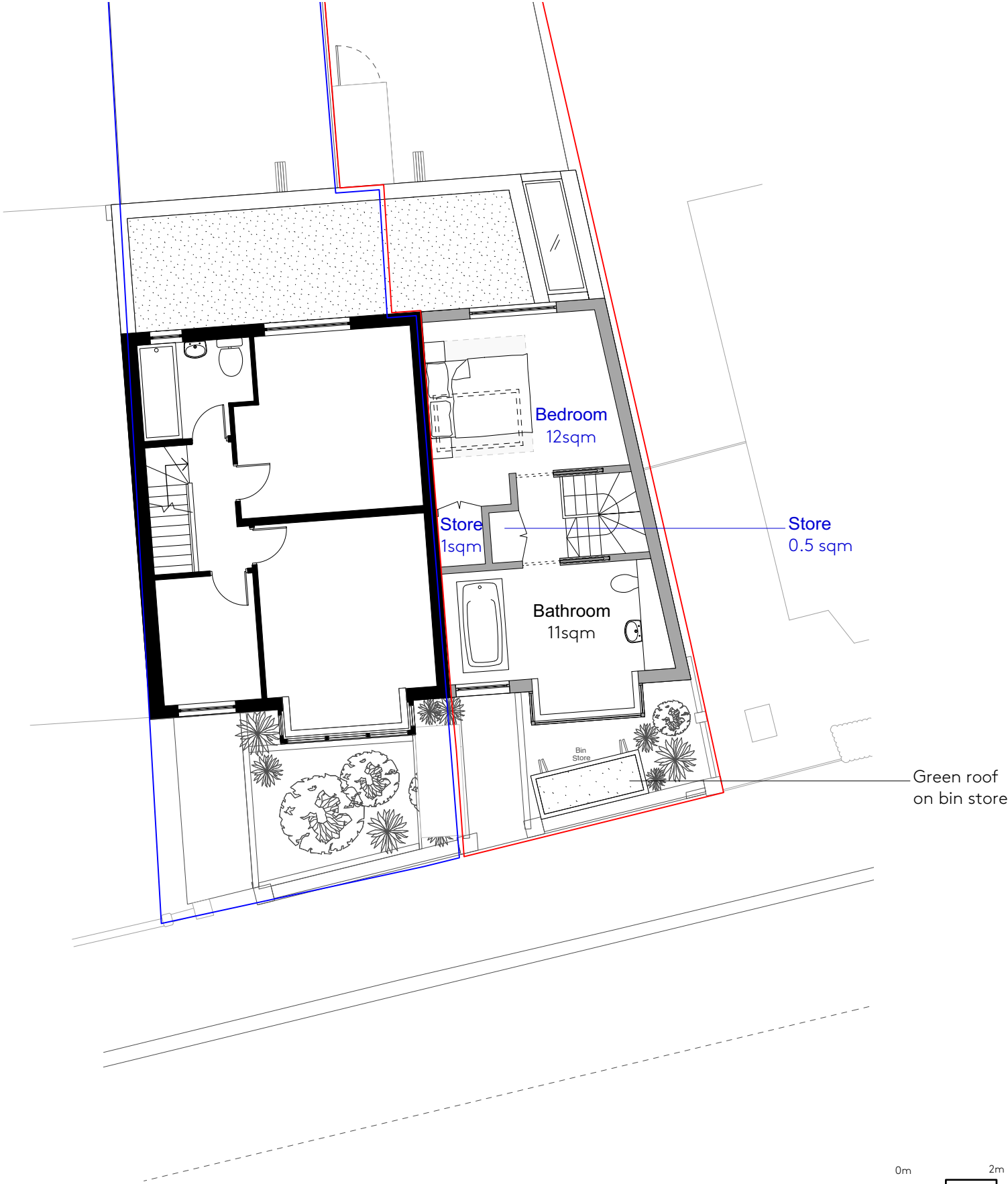
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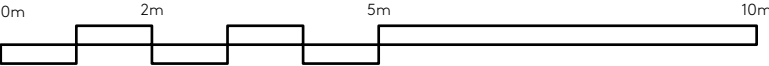
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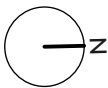
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Client Tarryn Leeferink			Dwg No. 721-100	Rev B
Created Jan-22	Drawn CT	Checked OL	Scale 1:100 @ A3	Current Stage Stage 3 (Planning)



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Project 11a Kitchener Road			Dwg Title Proposed First Floor Plan	
Client Tarryn Leeferink			Dwg No. 721-101	Rev E
Created Mar-22	Drawn CT	Checked OL	Scale 1:100 @ A3	Current Stage Stage 3 (Planning)



2. Flushglaze double glazed rooflight

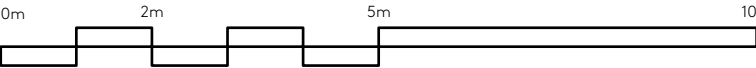


5. Marley Eternit Slate roof to match neighbouring building



7. EPDM rubber roofing

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Existing Property

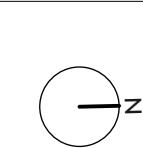


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Project 11a Kitchener Road		
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Created	Drawn	Checked
Jan-22	CT	OL

Dwg Title			Proposed Roof Plan		
Dwg No.			721-102		
			Rev		
			D		
Scale			Current Stage		
1:100 @ A3			Stage 3 (Planning)		



1. Dark grey door



Vandersanden lima running bond



2. Flushglaze double glazed rooflight



3. Raeyners Aluminium Winddows RAL 2015



4. Vandersanden lima running bond



5. Marley Eternit Slate roof to match neighbouring building



6. Slimline framless glazing for bay windows

----- Application number: 203634
Decision: Approved

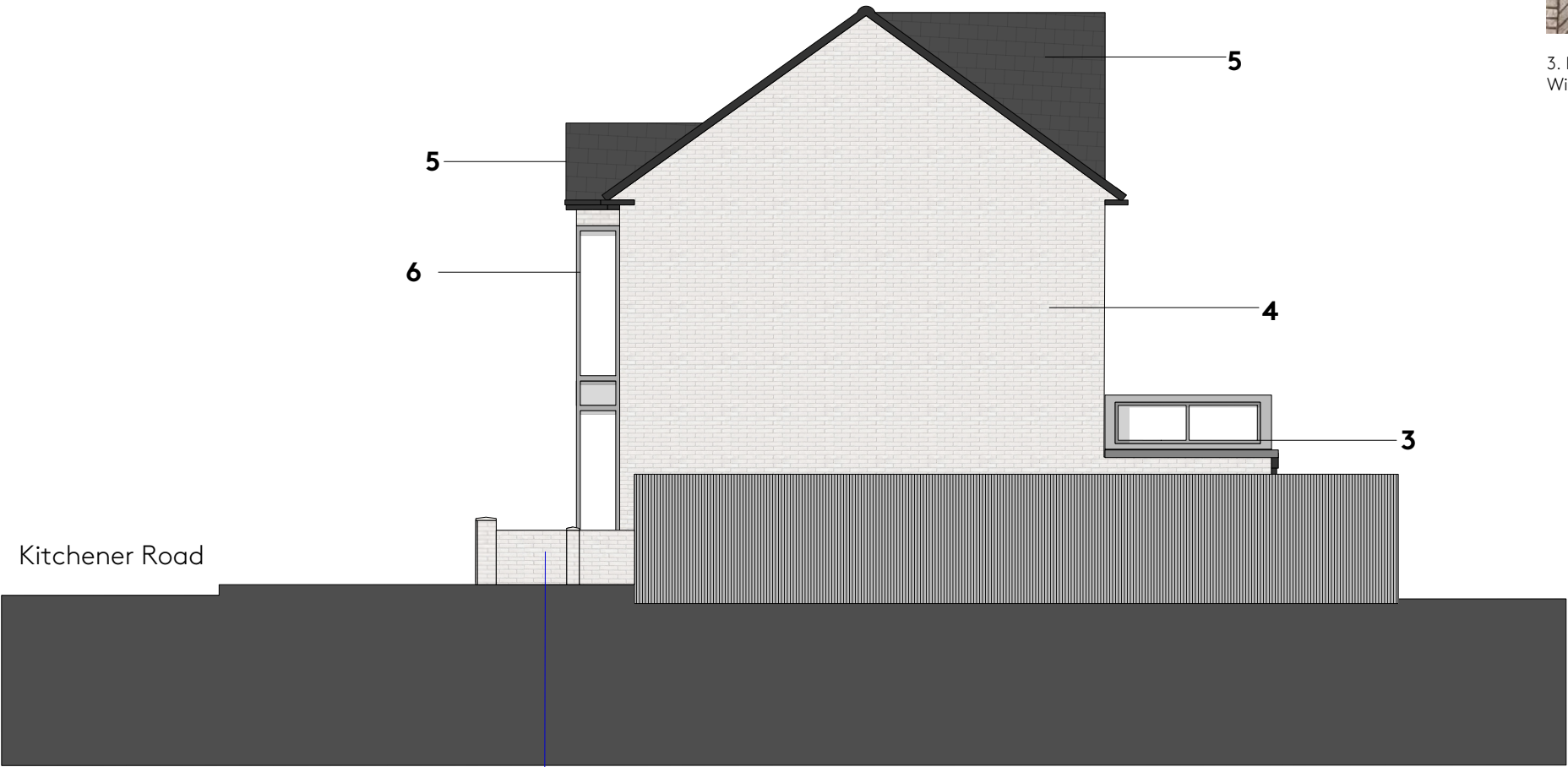
0m 2m 5m 10m

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Project 11a Kitchener Road			Dwg Title Proposed Front Elevation	
Client Tarryn Leeferink			Dwg No. 721-103	Rev E
Created Mar-22	Drawn CT	Checked OL	Scale 1:100 @ A3	Current Stage Stage 3 (Planning)



4 Brickwork to match house



1. Dark grey door



Vandersanden lima running bond



2. Flushglaze double glazed rooflight



3. Raeyners Aluminium Winddows RAL 2015



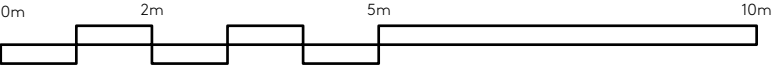
4. Vandersanden lima running bond



5. Marley Eternit Slate roof to match neighbouring building



6. Slimline framless glazing for bay windows



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Project 11a Kitchener Road		
Client Tarryn Leeferink		
Created	Drawn	Checked
Mar-22	CT	OL

Dwg Title Proposed Side Elevation		Rev E
Dwg No. 721-104		
Scale 1:100 @ A3	Current Stage Stage 3 (Planning)	



1. Dark grey door



Vandersanden lima running bond



2. Flushglaze double glazed rooflight



3. Raeyners Aluminium Winddows RAL 2015



4. Vandersanden lima running bond

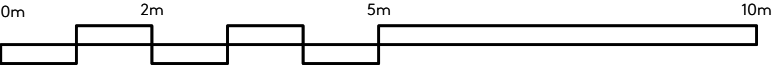


5. Marley Eternit Slate roof to match neighbouring building



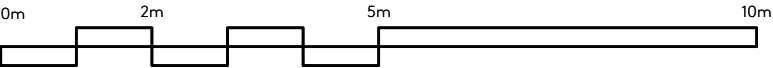
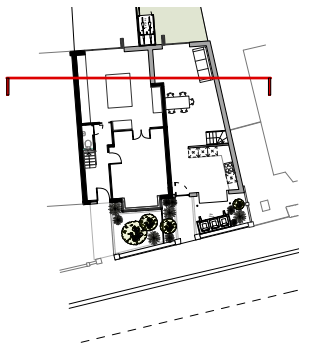
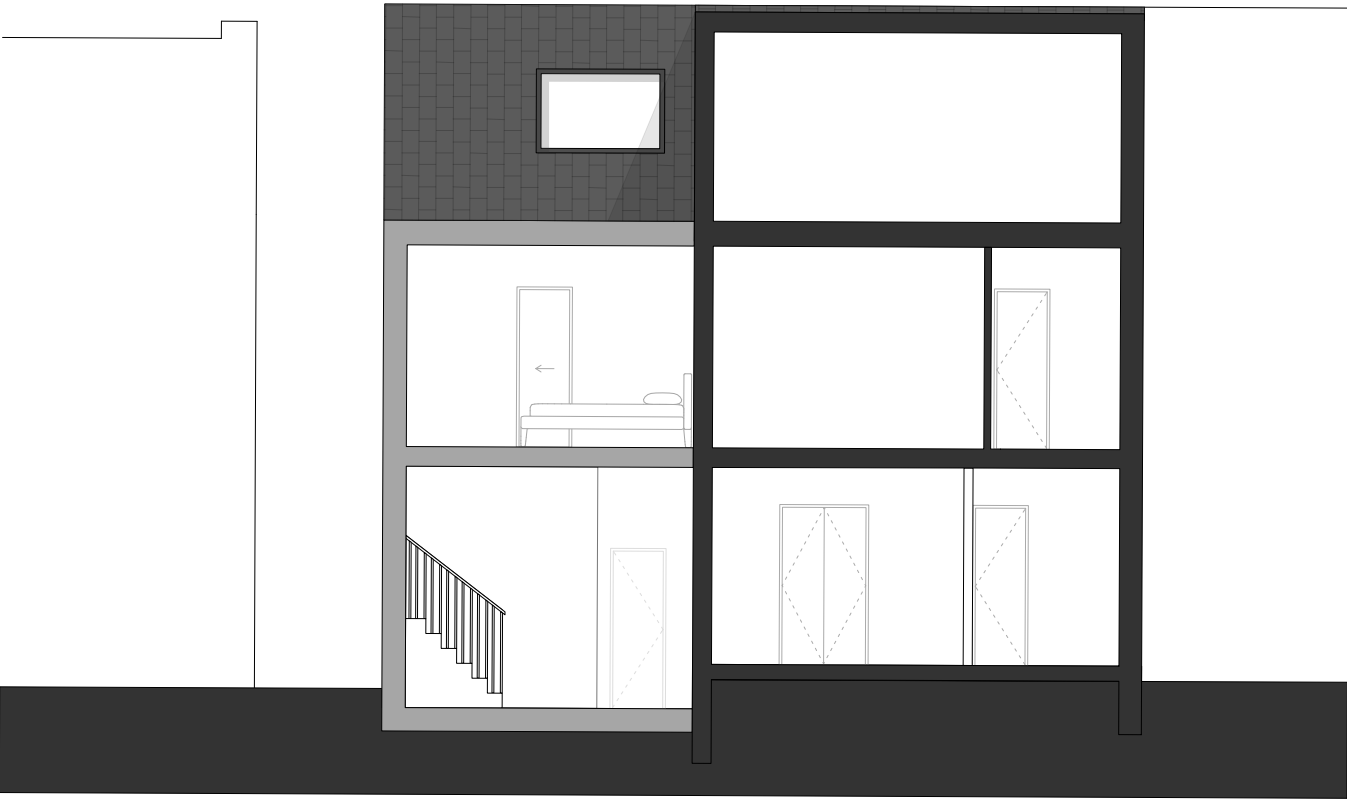
6. Slimline framless glazing for bay windows

----- Application number: 203634
Decision: Approved



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Project 11a Kitchener Road			Dwg Title Proposed Rear Elevation	
Client Tarryn Leeferink			Dwg No. 721-105	Rev D
Created Jan-22	Drawn CT	Checked OL	Scale 1:100 @ A3	Current Stage Stage 3 (Planning)

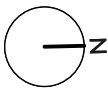
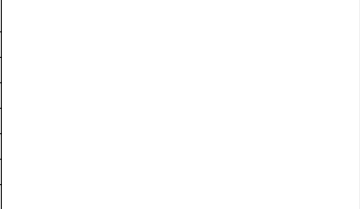


A

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Project 11a Kitchener Road		
Client Tarryn Leeferink		
Created	Drawn	Checked
Jan-22	CT	OL

Dwg Title Proposed Section AA		Rev A
Dwg No. 721-106		
Scale	Current Stage	
1:100 @ A3	Stage 3 (Planning)	



1. Timber bin store with green roof



3. Timber bike store with green roof



3. Front garden landscaping



4. Kandla Grey Indian Sandstone Setts Pathway



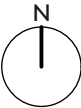
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Rev	Date	Comment		
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Project 11a Kitchener Road		
Client Tarryn Leeferink		
Created	Drawn	Checked
Jan-22	CT	OL

Dwg Title Proposed Landscape Plan	
Dwg No. 721-108	Rev C
Scale 1:100 @ A3	Current Stage Stage 3 (Planning)