countrywide
COMMERCIAL PROPERTY AGENTS

FREEHOLD MIXED-USE INVESTMENT / DEVELOPMENT OPPORTUNITY

103 Station Road

Chingford, London E4

PLANNING CONSENT FOR THREE RESIDENTIAL APARTMENTS

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THE OPPORTUNITY

A freehold mixed-use building on Chingford's principal shopping parade, with vacant possession throughout and planning consent for three residential apartments.

103 Station Road comprises a vacant ground floor shop/showroom, formerly trading as Flairline Kitchens, Bedrooms & Bathrooms, with a vacant three-bedroom maisonette above. The property benefits from planning permission granted by the London Borough of Waltham Forest for the extension and alteration of the upper parts to create three self-contained residential apartments. The freehold is offered for sale with vacant possession throughout.

PLANNING CONSENT & EXISTING ACCOMMODATION

3 self-contained apartments — 1 x three-bed, 2 x one-bed, with the ground floor commercial unit retained. Existing accommodation comprises a vacant ground floor shop/showroom and a vacant 3-bed maisonette. Consented under LB Waltham Forest ref. 251888.

GUIDE PRICE

£850,000

Subject to Contract

TENURE

Freehold

Full Vacant Possession

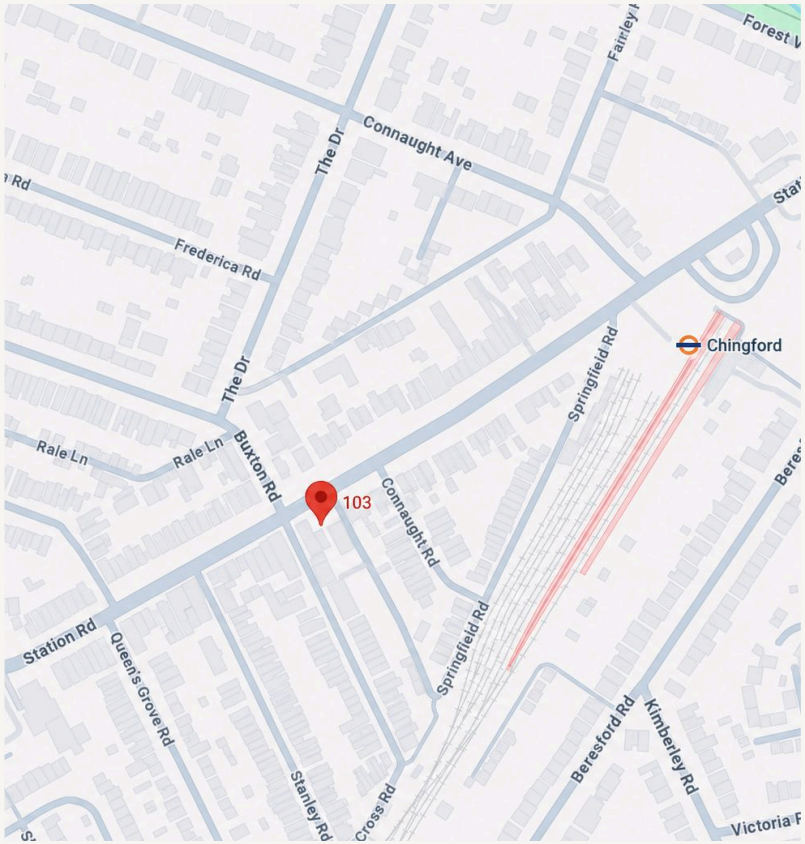
Station Road, Chingford E4

103 Station Road occupies a commanding position on North Chingford's premier shopping parade, situated just moments from Chingford Overground Station, which offers a direct and efficient 26-minute train commute to London Liverpool Street.

Station Road is one of the area's most popular and established high streets, benefiting from a vibrant mix of independent retailers, cafés, restaurants, bars, salons and professional occupiers, generating strong pedestrian activity throughout the day and into the evening.

North Chingford is an affluent and highly desirable residential area, providing the high street with a strong local customer base and supporting a broad range of quality retail, leisure and professional businesses.

The property also benefits from good road connections to the A406 North Circular Road, M11 and the wider motorway network, making the location particularly attractive to both commercial occupiers and residential purchasers.



STATION ROAD, CHINGFORD E4

RAIL

26 mins to Liverpool St

Chingford Overground Station

ROAD

A406, M11 & M25

A406 – 3 miles · M11 – 5 miles · M25 – 5.5 miles

Ground Floor Commercial — approx. 1,628 sq ft / 151.2 m²

A predominantly open-plan large showroom with an internal width of approximately 5.5 m / 18 ft and built depth of approximately 27.5 m / 90 ft. The accommodation includes a small office together with WC/kitchen facilities to the rear and benefits from rear pedestrian/access via Cart Lane.

Three-Bedroom Maisonette

A substantial 3-bed self-contained maisonette arranged over the first and second floors, with its own entrance from Station Road and presented in excellent condition. The drawings show the living room, kitchen and bathroom at first-floor level, with three bedrooms at second-floor level.

Ground floor shop/showroom (vacant), interior views

THE EXISTING PROPERTY — IN PICTURES

Kitchen

Living Room

Bedroom One (En Suite)

Bedroom Two

Bedroom Three

Bathroom

THE PLANNING OPPORTUNITY

Planning permission was granted by the London Borough of Waltham Forest on 4 December 2025 under Application Ref. 251888 for the extension and redevelopment of the existing upper parts to provide three self-contained residential apartments, comprising one 3-bedroom apartment and two 1-bedroom apartments, whilst retaining the existing ground-floor commercial accommodation.

The approved scheme includes first and second-floor rear extensions, private terraces/balconies, roof alterations, cycle storage, Air Source Heat Pumps and associated access works.

Approved Residential Accommodation

UNIT	ACCOMMODATION	APPROX. AREA	OUTSIDE SPACE
Flat 1	3 Bed / 5 Person	100 m² / 1,076 sq ft	Terraces of 11.8 m² / 127 sq ft & 18 m² / 194 sq ft
Flat 2	1 Bed / 1 Person	44.3 m² / 477 sq ft	—
Flat 3	1 Bed / 2 Person	57 m² / 614 sq ft	10 m² / 108 sq ft terrace
Total	**3 Apartments**	**201.3 m² / 2,167 sq ft**	

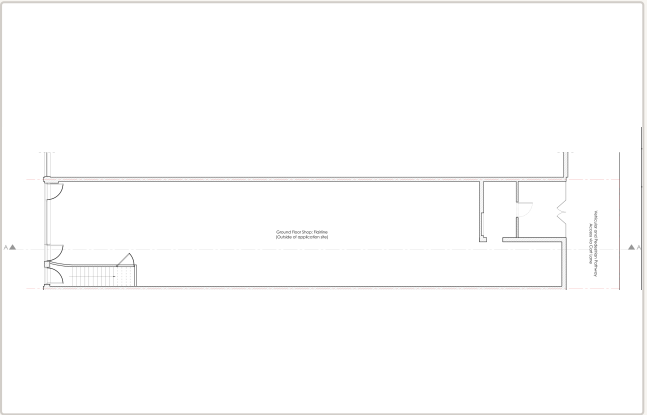
The approved drawings show the principal three-bedroom apartment at first-floor level, with the two one-bedroom apartments arranged at second-floor level.

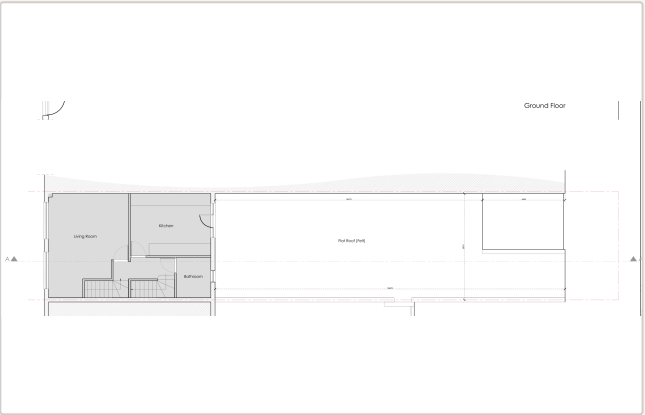
The existing ground-floor commercial unit is retained as part of the overall property.

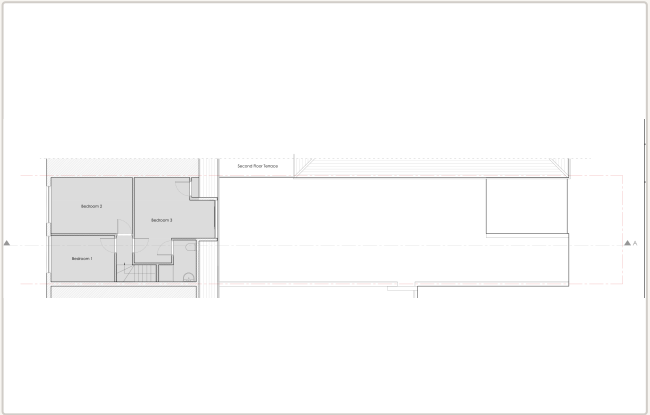
Planning permission is subject to the conditions and obligations contained within the Decision Notice. Interested parties should make their own enquiries with the London Borough of Waltham Forest regarding planning conditions, CIL and any associated legal obligations.

Existing Schedule

GROUND FLOOR	Commercial / Showroom	151.2 m² / 1,628 sq ft
FIRST FLOOR	Lounge	15.3 m² / 165 sq ft
	Kitchen	14.6 m² / 157 sq ft
	Bathroom	3.78 m² / 41 sq ft
SECOND FLOOR	Bedroom 1 (en suite shower)	19.0 m² / 205 sq ft
	Bedroom 2	13.2 m² / 142 sq ft
	Bedroom 3	8.9 m² / 96 sq ft





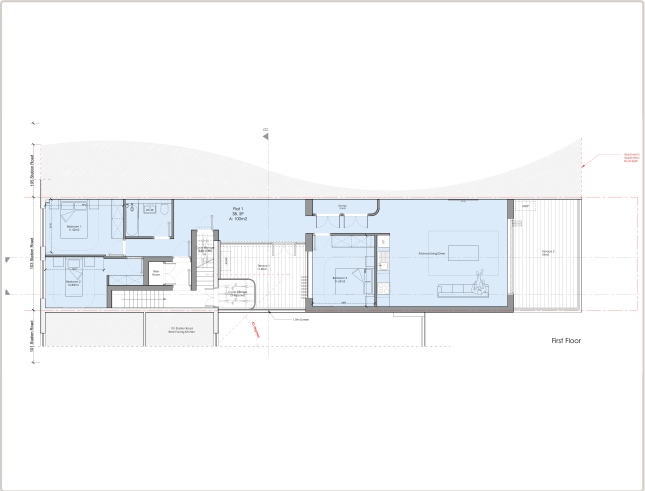


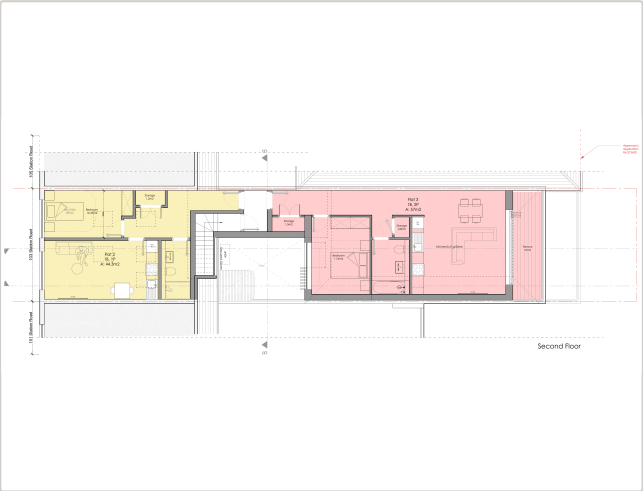
Existing ground, first and second floor plans

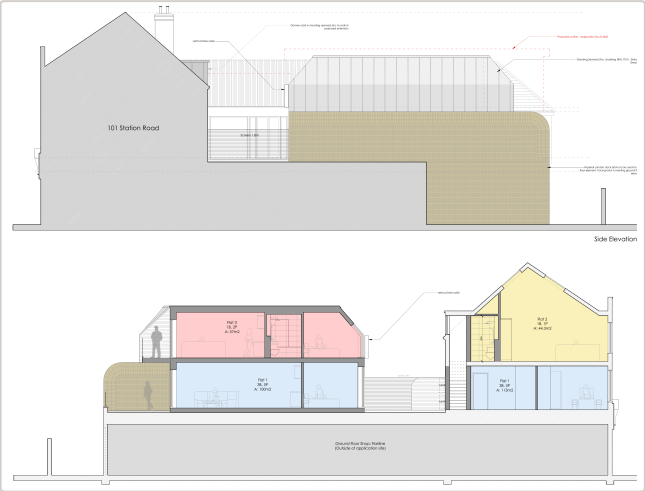
Three self-contained apartments

Consent (LB Waltham Forest ref. 251888, granted 4 December 2025) reconfigures the upper parts into three self-contained residential apartments under Use Class C3, delivered through first and second floor rear extensions, new rooflights, private terraces/balconies and associated alterations.

UNIT 1 — FLAT 1	Three-bedroom apartment, 5 person, first floor	100 m² / 1,076 sq ft
UNIT 2 — FLAT 2	One-bedroom apartment, 1 person, second floor	44.3 m² / 477 sq ft
UNIT 3 — FLAT 3	One-bedroom apartment, 2 person, second floor	57 m² / 614 sq ft







Proposed first and second floor plans and elevation, consented under ref. 251888. Full planning documents are available upon request.

A rare freehold opportunity suited to a range of strategies.

For Developers

A consented residential scheme in a proven, well-connected London suburb, with vacant possession of the upper parts providing the opportunity to progress the consented scheme without existing residential occupation.

For Investors

A well-positioned commercial property on Chingford's principal parade, with the consented upper-floor scheme offering the potential for additional residential income once delivered.

For Owner-Occupiers

Commercial premises with the flexibility to occupy the ground floor and develop the upper parts for independent use, rental income or onward sale.

FURTHER INFORMATION

GUIDE PRICE	£850,000 (Subject to Contract)
TENURE	Freehold — Full Vacant Possession
PLANNING REFERENCE	251888 — granted 4 December 2025, London Borough of Waltham Forest
VAT	Not applicable to the sale of this property
EPC	Shop: C (72) — Maisonette: D (60)
BUSINESS RATES	Rateable value £29,250 (from 1 April 2026)

Holding Deposit & AML / KYC

Following agreement of terms, a £5,000 Holding Deposit will be requested to secure the property and enable it to be withdrawn from active marketing.

An AML / KYC Administration Fee of £350 + VAT is also payable in connection with the required identity and compliance checks.

Full terms relating to the holding deposit will be provided upon acceptance of an offer.

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