



Sanderson
Weatherall



AVON HOUSE

490 - 494 High Road, Woodford Green, IG8 0PN

By Order of The Joint Administrators
of Avon House School Limited





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LOCATION

Woodford Green is a highly regarded suburban area within the London Borough of Redbridge, situated approximately 10 miles north-east of Central London.

The property occupies a prominent position on Inmans Row, off High Road (A104), one of the principal thoroughfares through Woodford Green. The area is served by Woodford London Underground Station (Central Line) providing regular services to the City, West End and wider London Underground network.



HIGHLY

Regarded
Suburban Area



10 MILES

North-east of
Central London



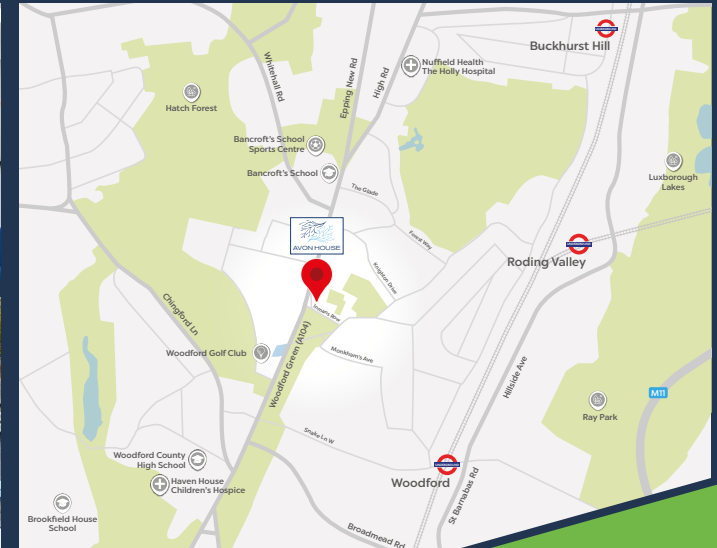
PROMINENT

Position through
Woodford Green



SERVED BY

Woodford London
Underground Station



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DESCRIPTION

Avon House School is a former co-education independent school for pupils aged between 3 and 11 years.

The property is arranged over a series of interconnected buildings that have been adapted to provide teaching/classrooms together with ancillary administration and amenity facilities.

Externally, the property benefits from outdoor play and recreational areas. Parking for approximately four vehicles is available to the front.



FORMER

Co-education
Independent School



SERIES

of Interconnected
Buildings



BENEFITS

from Outdoor
Recreational Areas



PARKING

Approximately
Four Vehicles



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ACCOMMODATION

The buildings have the following approximate
Gross Internal Area:-

ACCOMMODATION	SQ M	SQ FT
1. 490 HIGH ROAD	311.8	3,356
2. 492 HIGH ROAD	273.2	2,941
3. 494 HIGH ROAD	116.6	1,255
4. CLASSROOM BLOCK	418.0	4,507
5. SCHOOL HALL	229.7	2,473
6. SCHOOL BUILDING	170.5	1,835
7. OUTSIDE STORE	17.6	189
TOTAL	1,537.4	16,556



ACCOMMODATION



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DATA ROOM

Please use the link below for
further information.

<https://avonhousewoodford.co.uk>



PLANNING

We understand the property falls within Use Class F1 (Learning and Non-Residential Institutions) under the Town and Country Planning (Use Classes) Order.

Interested parties should make their own enquiries with the Local Planning Authority regarding current and future planning use.

The property may offer potential for alternative uses or redevelopment, subject to securing the necessary planning permissions and consents.

For further information, please contact the London Borough of Redbridge.

TENURE

The property is held freehold under Title No's:

- NGL125190
- NGL62101
- EGL48459
- BGL141761
- BGL147299

EPC

Awaiting EPCs.

VAT

All figures quoted are exclusive of VAT.
VAT will be charged where applicable.

PROPOSAL

We are instructed to seek unconditional offers for the Freehold interest, subject to contract and exclusive of VAT.

Offers will be invited by way of an informal tender process.

VIEWING

Viewings strictly by prior appointment through the sole agent.



CONTACT

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