



**STIRLING  
ACKROYD**

**FOR SALE**

**1-5 Cumberland Road,  
London, E13 8LH**

2,822 sq ft

Exciting development  
opportunity in prime East  
London location



[stirlingackroyd.com](http://stirlingackroyd.com)

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## Description

The development site on offer is a mere 0.5 miles from Plaistow Underground Station (Zone 3), offering underground links via the District and Hammersmith & City lines into the city.

Currently, the site is operating as an MOT garage but will have vacant possession upon completion.

The site benefits from having planning permission for three 3-bedroom dwellings, please find more details on the Newham Council website using planning reference number: 21/01806/FUL

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## Location

Plaistow, located in the vibrant East London borough of Newham, is a neighbourhood with a rich history and a contemporary edge. Known for its diverse population and welcoming community spirit, Plaistow is an ideal destination for those seeking an authentic East London experience.

With its bustling high street, vibrant markets, and variety of restaurants, cafes and independent shops, Plaistow is a fantastic place to live. For those looking to work up a sweat, the state-of-the-art sports facilities at Newham Leisure Centre offer everything from swimming and gym classes to basketball and indoor football.

But Plaistow is more than just a great place to eat and exercise. The neighbourhood is steeped in history, with landmarks like St. Mary's Church and Plaistow Park offering a glimpse into the area's past. And with its close proximity to London's world-famous Olympic Park and Westfield Stratford City shopping centre, Plaistow is also the perfect base from which to explore all that this dynamic city has to offer.

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## Key points

- Planning Permission for three, 3-bed houses
- Sought after residential location
- Prime High Street in walking distance of the site
- 0.5 miles from Plaistow Underground Station
- Vacant possession upon completion
- London's Olympic Park nearby
- Westfield Stratford City centre nearby
- History, shopping and exercise facilities all near





## Rents, Rates & Charges

Price	£799,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	G (180)

## Viewing & Further Information



**Tom Morrissey**  
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**Harry Mann**  
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