

OWNER-OCCUPIER/INVESTOR OPPORTUNITY



## 2 Narford Road, London, E5 8RD

LAND FOR SALE WITH THE BENEFIT OF FULL PLANNING PERMISSION

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,455 to 3,309 sq ft / 135.17 to 307.42 sq m
<b>Price</b>	Price on application
<b>EPC Rating</b>	Upon enquiry

### Key Points

- 1,455 sq ft new build four-storey commercial building (Class E(f))
- Private gardens
- Modern sustainable design
- Rare chance to acquire a bespoke newly built property in East London
- 1,854 sq ft new build four-storey residential dwelling
- Opportunity to purchase land with full planning permission
- Quiet residential street close to amenities, green spaces and transport links

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## Description

Rare opportunity to acquire land with full planning permission for a commercial four-storey building and a residential four-storey single dwelling.

The completed scheme will provide approximately 1,455 sq ft of commercial accommodation and 1,854 sq ft of residential accommodation, both buildings arranged over lower ground, ground, first and second floors, and complemented by private gardens.

The design offers clear, efficient floorplates with excellent natural light, creating a versatile space that can be adapted to suit a purchaser's specific requirements.

As an off-plan opportunity, early commitment allows potential influence over certain specifications and finishes, subject to the stage of construction.

Once completed, the property will deliver high-quality, sustainable, efficient commercial space in one of East London's most desirable residential pockets.

## Location

Situated in a desirable East London neighbourhood known for its strong community feel, attractive period streets and excellent transport connections.

The property is within easy reach of the vibrant amenities of Dalston, Stoke Newington and Clapton, offering a diverse range of cafés, independent shops, restaurants and creative businesses.

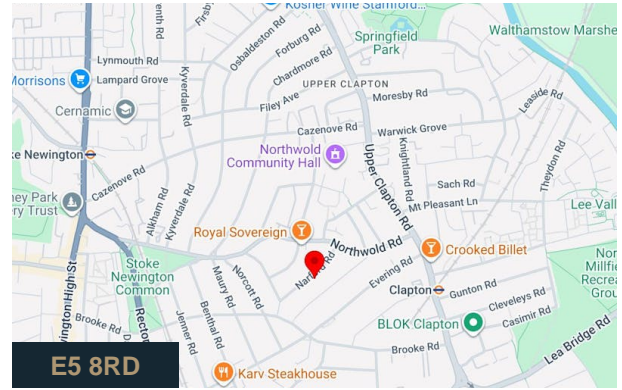
Nearby green spaces, including Hackney Downs and London Fields, provide valuable recreational options.

The area benefits from strong connectivity, with several bus routes close by and Overground stations such as Dalston Kingsland, Dalston Junction and Hackney Downs all accessible, offering fast links into the City, West End and wider London.

## Accommodation

The accommodation comprises the following areas:

Name	Description	sq ft	sq m
2nd - Commercial - Second Floor	Commercial - Second Floor	296	27.50
1st - Commercial - First Floor	Commercial - First Floor	408	37.90
Ground - Commercial - Ground Floor	Commercial - Ground Floor	397	36.88
Lower Ground - Commercial - Lower Ground Floor	Commercial - Lower Ground Floor	354	32.89
Outdoor - Commercial - Garden	Commercial - Garden	262	24.34
2nd - House - Second Floor	House - Second Floor	376	34.93
Ground - House - Ground Floor	House - Ground Floor	394	36.60
Lower Ground - House - Lower Ground Floor	House - Lower Ground Floor	676	62.80
Outdoor - House - Garden	House - Garden	474	44.04
1st - House - First floor	House - First floor	408	37.90
<b>Total</b>		<b>4,045</b>	<b>375.78</b>



## Viewing & Further Information



**Andrew Knights**

07825 742853

andrew@audley.london

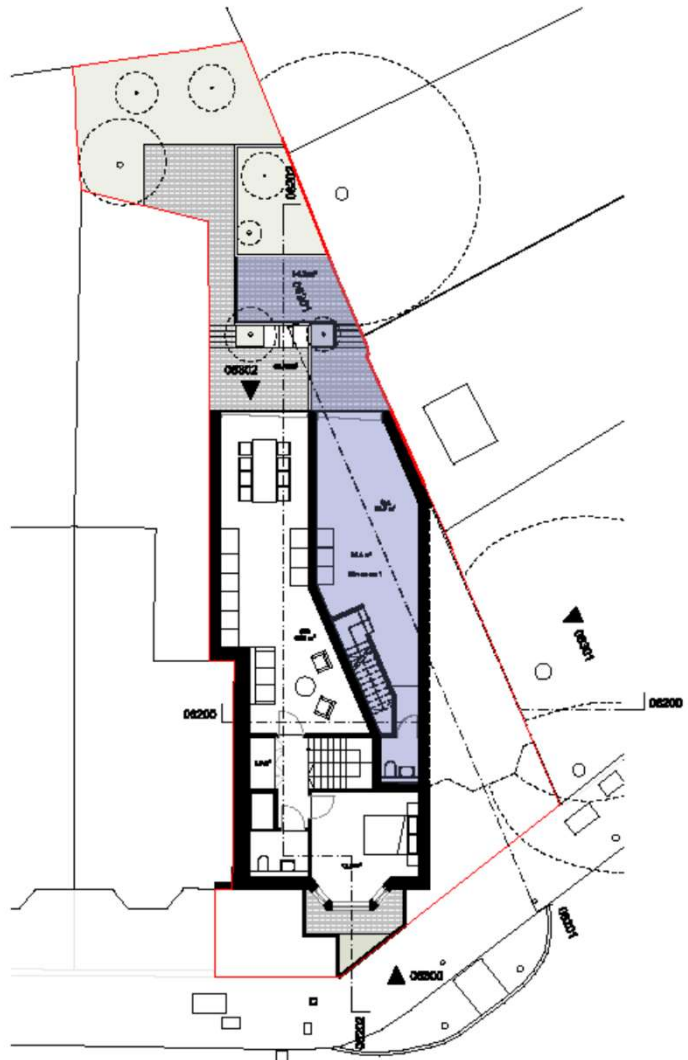


**Bailey Crouch**

07901 229626

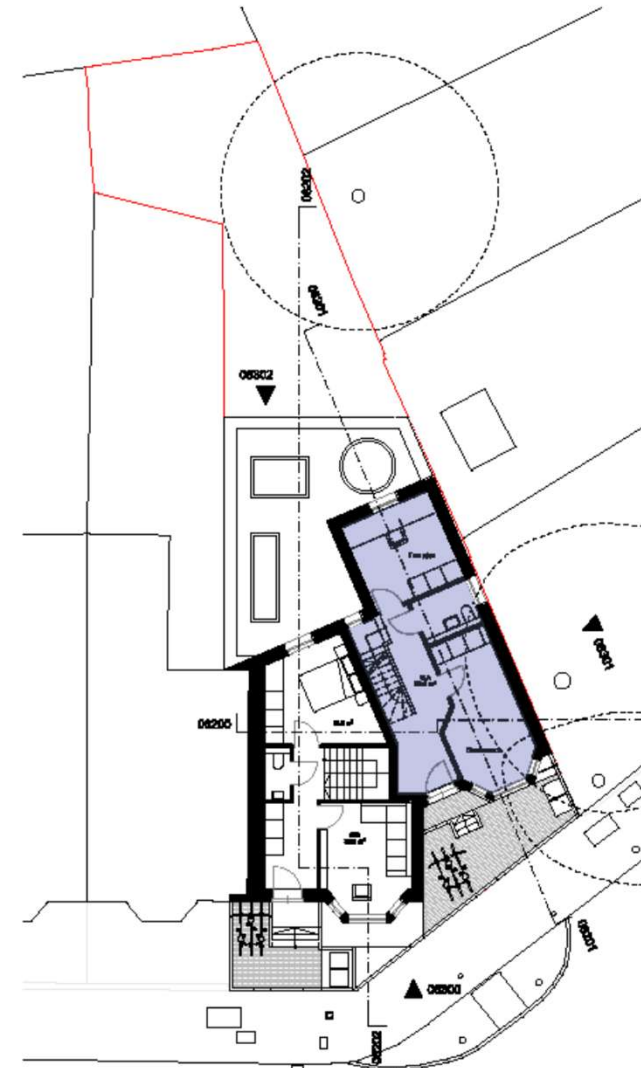
bailey@audley.london

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**Lower Ground Floor**

Commercial unit



**Ground Floor**

Commercial unit

