

5-7 OLD CHURCH ROAD

Chingford Mount

LONDON E4 6SJ

MIXED-USE DEVELOPMENT OPPORTUNITY IN EAST LONDON WITH APPROVED PLANNING PERMISSION

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&partners

Investment Summary

Exceptional opportunity to acquire a strategically located development site in Chingford Mount, East London

Approved planning permission for a new mixed-use scheme totalling a 10,789 sq ft scheme consisting of a ground floor commercial unit with 9 flats above

It is situated in a prominent position on Old Church Road, the main thoroughfare through the town

Cleared site, measuring 0.13 acres

The ground floor will have a mix of a retail unit, bike store and an entrance lobby measuring approx. 362 sq m

The upper floors are to consist of nine flats which are proposed to range from 51 sq m 1-bed flats to 88.8 sq m 2-bed duplex's

Freehold



Proposal

We are instructed to seek offers in the region of **£1,000,000** (One Million Pounds), subject to contract and exclusive of VAT.



The Opportunity

The approved scheme consists of a 362 sq m retail unit on ground floor with frontage onto Old Church Road. Additionally, there will be a separate access to the residential apartments from Old Church Road. The residential accommodation will be made up of six single level flats over three floors and fronting Old Church Road with a shared amenity area to the rear, and a further 3 duplex's to the rear of the development with private gardens and roof terraces.

[View Planning Application](#) Planning Reference Number: 242226



Location

Chingford Mount is well-connected suburban district offering convenient access to Central London. Liverpool Street Station can be reached in approximately 40 minutes via Overground services.

The location benefits from excellent road connectivity, positioned between the North Circular Road (A406) and the M25 motorway, providing efficient access across London and the wider UK.

The property is ideally situated within a short walking distance of essential local amenities, including medical and dental practices, a post office, and a major supermarket. A bus stop is located directly opposite the site, adjacent to a public square that presents future redevelopment potential to enhance the public realm.



HIGHAMS PARK
STATION

10 minutes

CHINGFORD
STATION

14 minutes

MERIDIAN
WATER

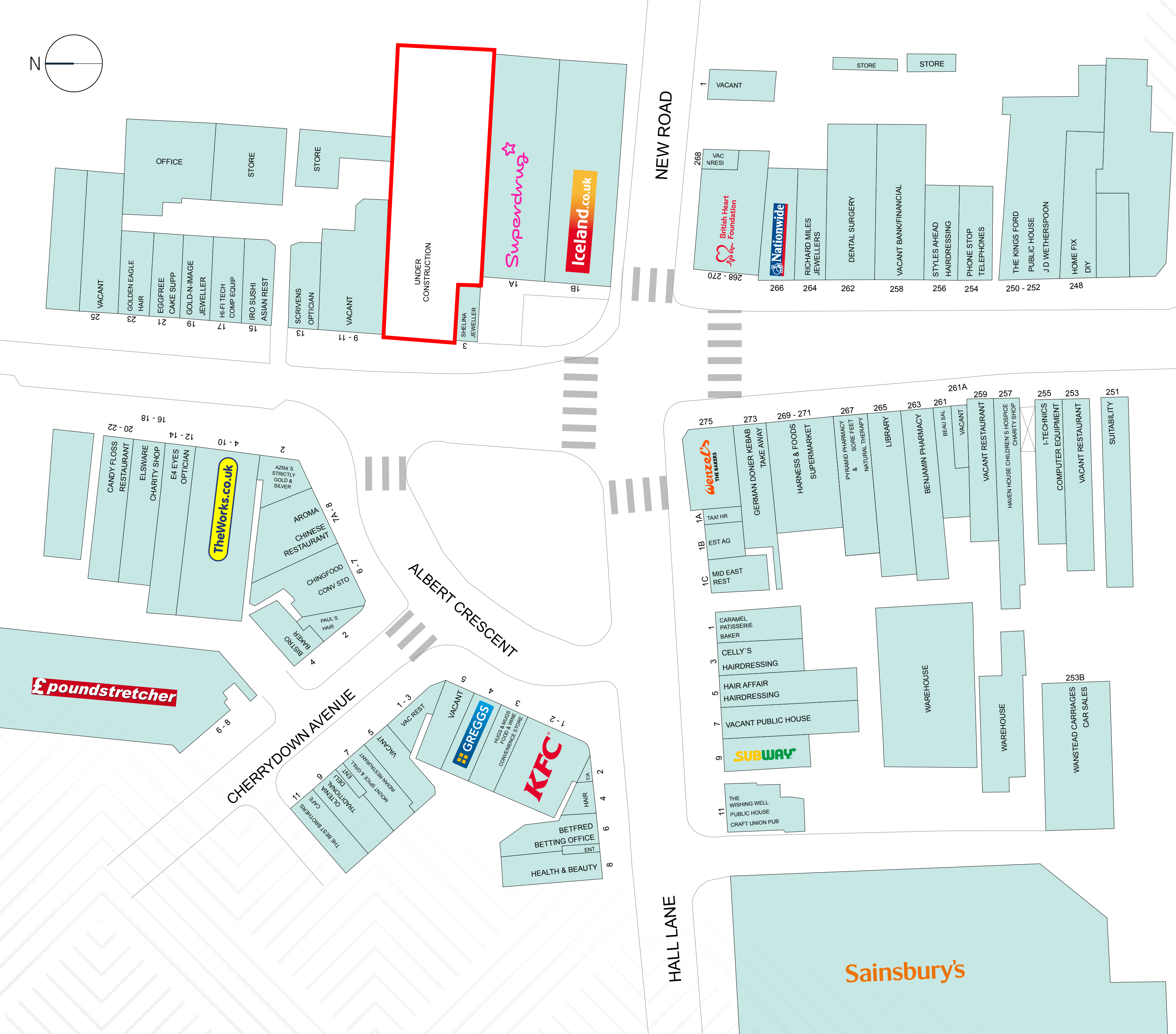
14 minutes

WALTHAMSTOW

15 minutes

TOTTENHAM

38 minutes



Situation and Description

The property is a former Poundland and now comprises a substantial vacant development plot located in a prime central position within Chingford Mount.

The plot offers direct frontage onto Old Church Road and is prominently positioned opposite a busy bus interchange and public square, further enhancing its visibility and accessibility. The adjacent public space presents potential for future regeneration, which may further enhance the attractiveness of the location.

The west-facing aspect of the site allows for excellent natural light, creating the potential for attractive residential features such as roof terraces with evening sunlight.

[View Planning Application](#)

Proposed Floor Areas:

Demise	Sq m	Sq ft
Retail Unit	362	3,896.53
Duplex 1	91.8	988.12
Duplex 2	88.8	955.83
Duplex 3	88.8	955.83
Flat 1	74.4	800.83
Flat 2	57.9	623.22
Flat 3	74.5	801.91
Flat 4	51	548.95
Flat 5	62	667.36
Flat 6	51.1	550.03
Total	1,002.3	10,788.66



Retailing in Chingford Mount

Chingford Mount is recognised as one of the principal retail centres within the wider Chingford area, offering a diverse mix of national and independent retailers.

The main Chingford town centre is located a short bus journey away, providing additional retail, leisure, and transport amenities, including rail services.

Key occupiers in the immediate vicinity include:

COSTA **TESCO**

Sainsbury's **Nationwide**

Specsavers **wetherspoon**



Local Residential Market

As of February 2026, the average price paid for properties in the E4 postcode is **£516,579**.



This represents a rise of 1.7% over the last 12 months.



Sold prices for flats in E4 are 12% up on the previous year.

The average rental value in E4 is £2,106pcm. Rental values have increased in the last 12 months by **3.1%**.

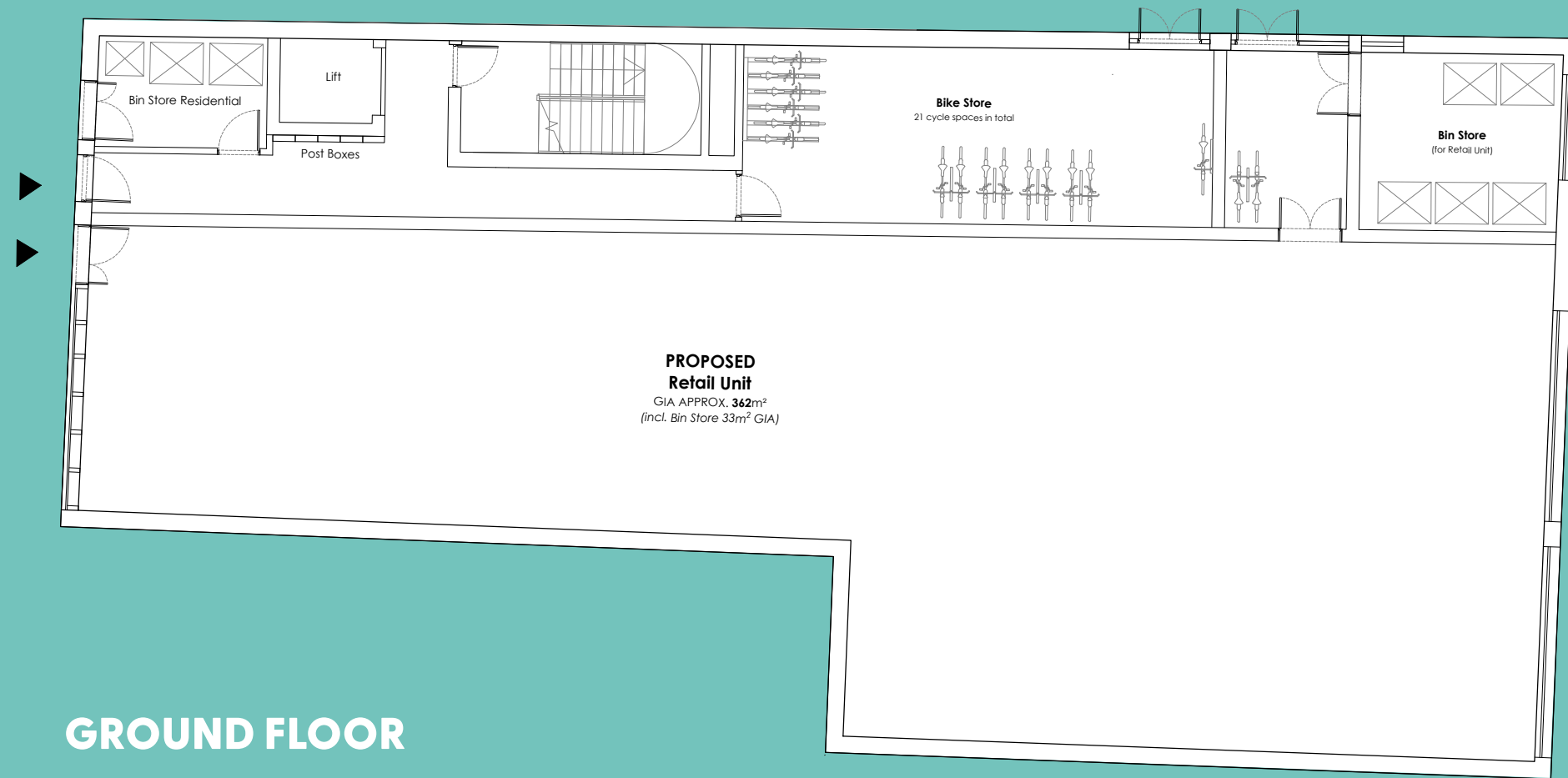


LATEST RESIDENTIAL SALE COMPARABLES

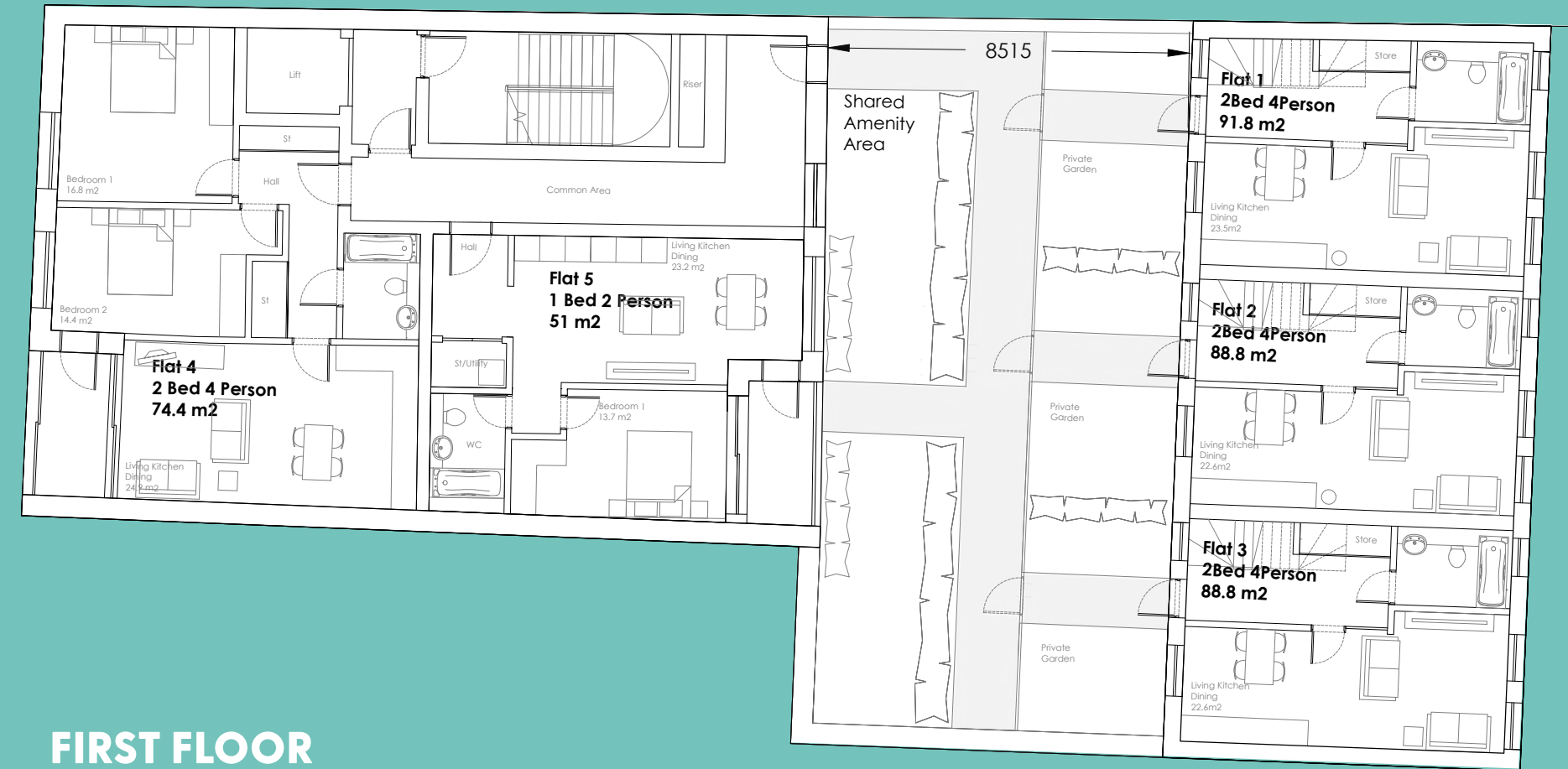
Postcode	Price PSF	Beds	Date
E4 9JQ	£540	1	Dec-25
E4 9QY	£613	2	Dec-25
E4 9JD	£560	2	Nov-25



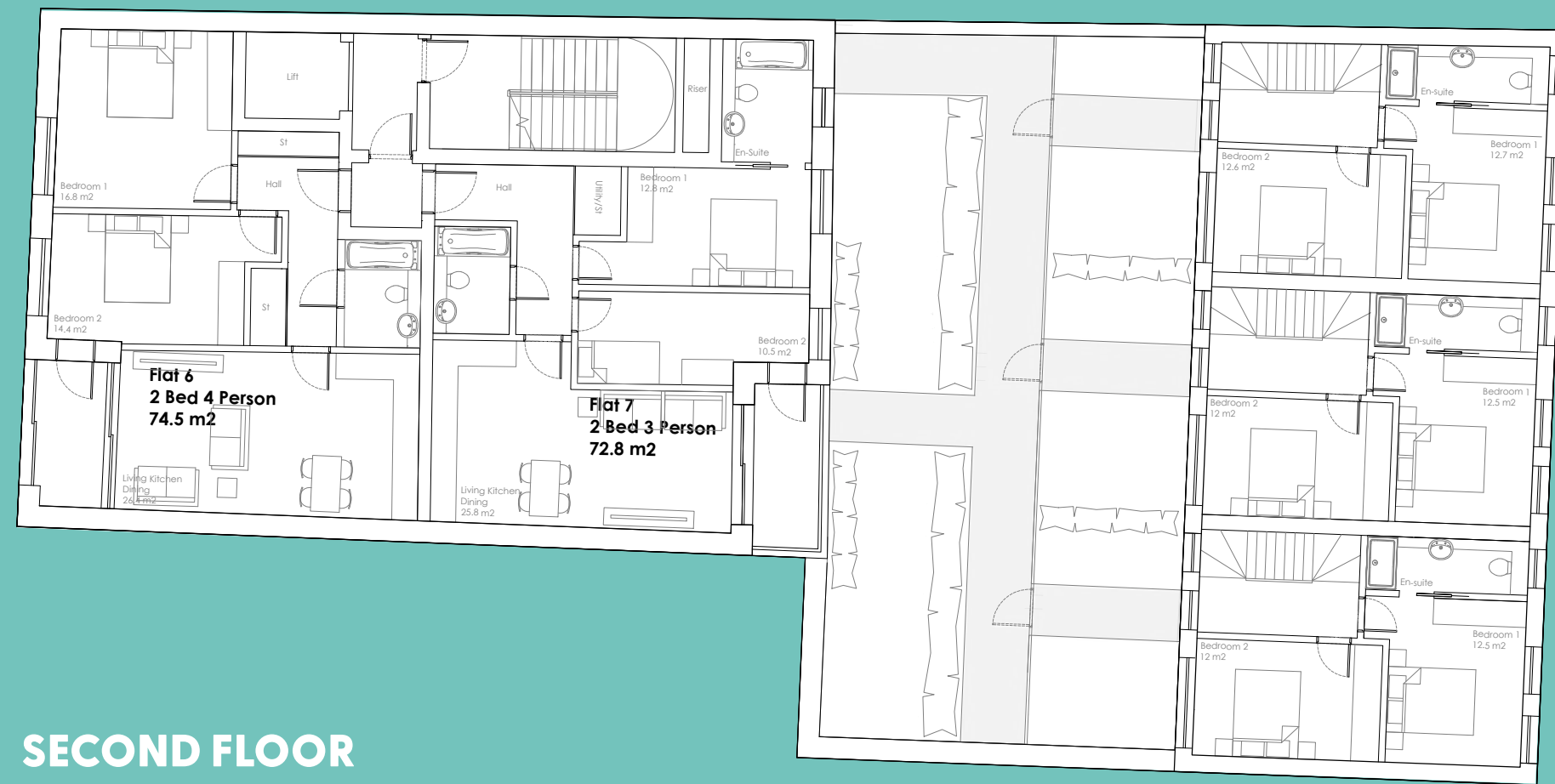
Floorplans



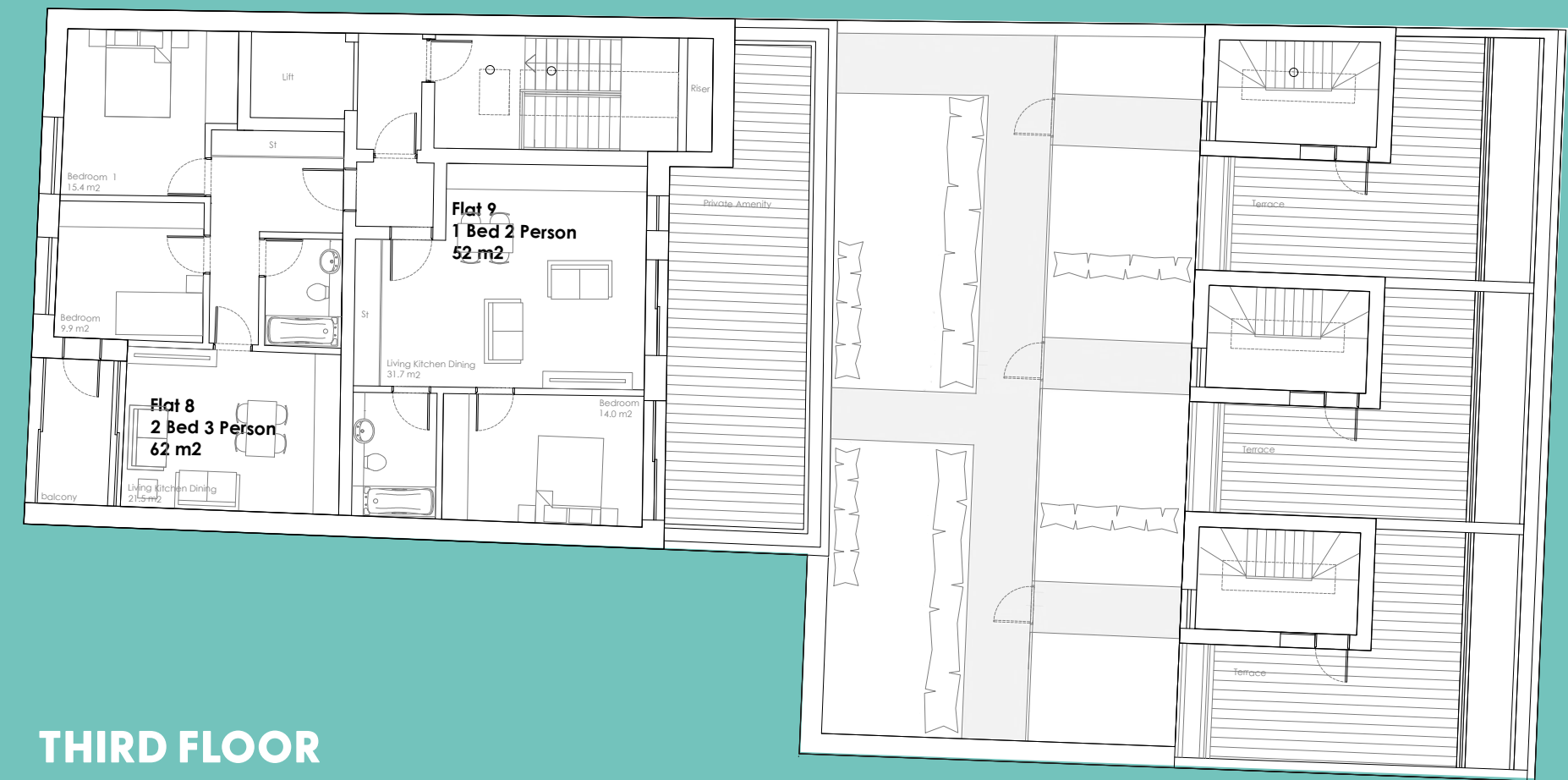
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Contact

For further information
or to arrange an inspection,
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Proposal

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(One Million Pounds), subject to contract and exclusive of VAT.

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