

RAPLEYS

FOR SALE Church Hall

rapleys.com
0370 777 6292

4 Dover Road, Wanstead, London E12 5EA

CONTACT **Graham Smith**
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Desirable Aldersbrook location

Residential area opposite
Wanstead Flats

Development potential (STP)

Not Listed but in a
Conservation Area

Net internal area 161.83 sq m
(1,742 sq ft)

Site area 0.037 hectare
(0.09 acre)

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Location

The property is in the established residential area of Aldersbrook and dates from Edwardian times. In 2018, Aldersbrook was rated as one of the top ten places to live in London, and it is located close to the southern extremity of Epping Forest for access to public open countryside over Wanstead Flats.

The hall has excellent road connections and is 2 miles from the A12 and A406 London North Circular (M11). The new cross rail service will be available with nearby railway stations within walking distance, including Manor Park, Forest Gate and Wanstead Park.

The area has local amenities including a petrol station, convenience stores and the local bowls club next door. The Olympic Park and Westfield Shopping Centre at Stratford are approximately ten minutes drive.

Description

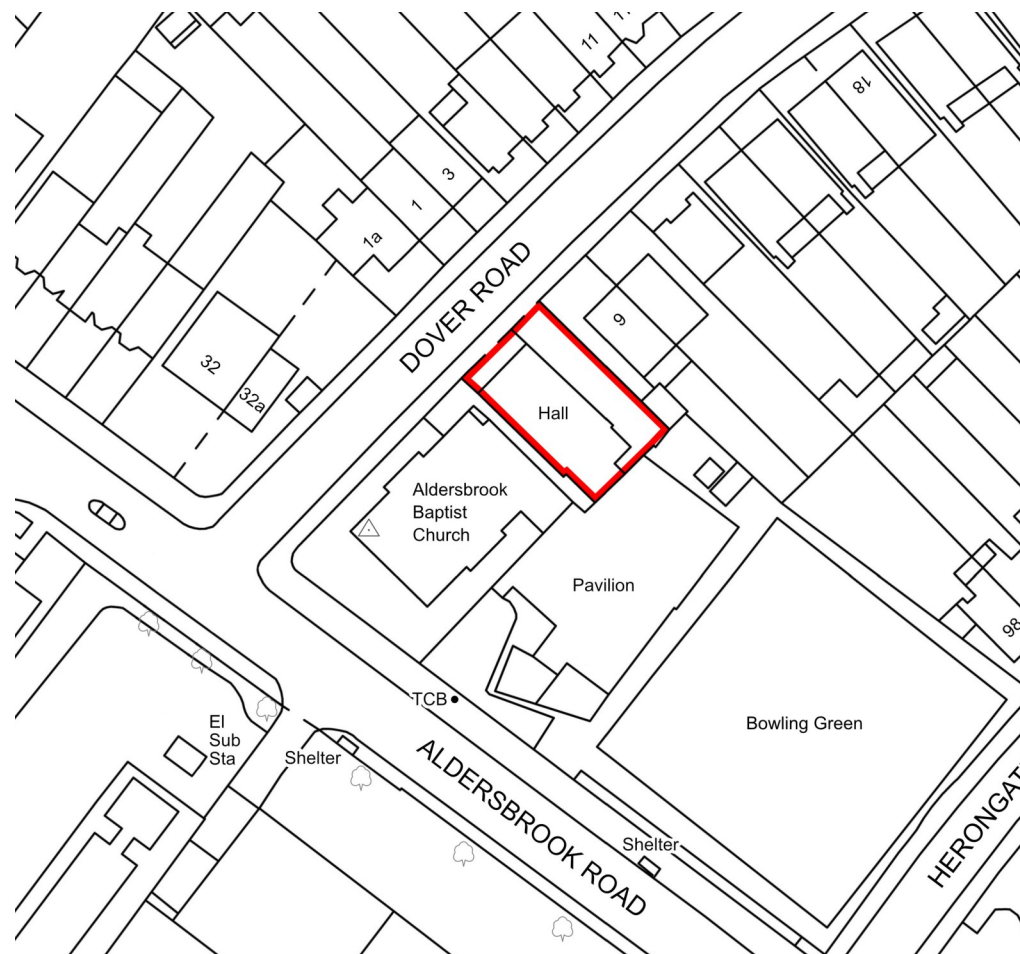
The property is being sold to raise funds to pay for the repair of the main church next door, and dates from 1902 but is not in a good condition. The local church, however, continue to meet within the premises.

The building is a brick structure with an attractive Dutch gable to the road frontage with stained glass windows and high pitched clay tile covered roofs. The floor and ceiling are timber boarded and the windows are single glazed timber framed.

A new gas boiler and heating has recently been installed, and to the side of the church there is off road parking for approximately eight to ten cars.

There is no current planning permission to the property, but it did receive development approval in 2011 for two houses (ref 0809/11).

Land registry title BGL78788.





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Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|--------------|---------------|--------------|
| Foyer | 2.20 | 24 |
| Hall | 132.55 | 1,427 |
| Meeting room | 17.10 | 184 |
| Kitchen | 9.98 | 107 |
| Total | 161.83 | 1,742 |

| | Hectare | Acre |
|------------------------|--------------|-------------|
| Total Site Area | 0.037 | 0.09 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Freehold.

Terms

Offers in excess of £800,000.

Rating

Places of worship are exempt from business rates.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](https://www.gov.uk/government).



Energy Performance

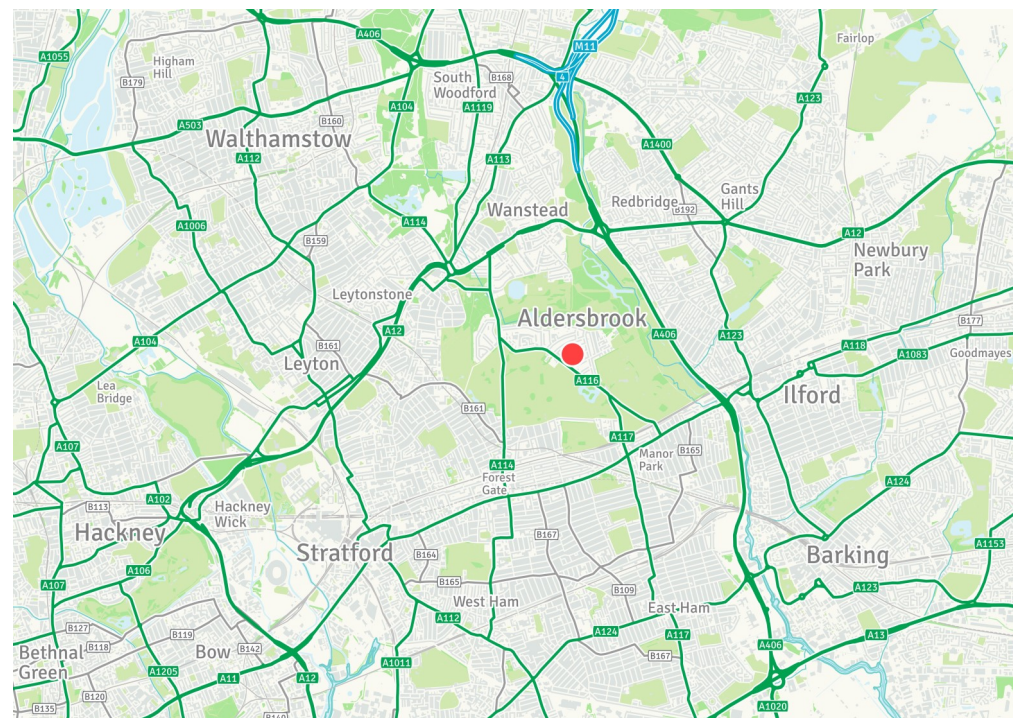
Energy Performance Asset Rating: N/A.

VAT

All figures quoted are exclusive of Value Added Tax – VAT has not been opted.

Viewing

Internal inspection strictly by appointment with the sole agent. External viewing only is possible from Dover Road.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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