



OWNER-OCCUPIER/INVESTOR OPPORTUNITY

2 Narford Road, London, E5 8RD

OFF-PLAN NEW BUILD FOR SALE CLASS E(F) USE - OTHER COMMERCIAL USES POSSIBLE

- 1,455 sq ft new-build offered off-plan
- Quiet residential street close to amenities, green spaces and transport links
- Modern sustainable design with efficient layout suitable for a variety of occupiers
- Opportunity for a purchaser to influence finishes
- Private garden space - 262 sq ft
- Rare chance to acquire a bespoke newly built property in East London

Overview.

OFF-PLAN NEW BUILD FOR SALE CLASS E(F) USE - OTHER COMMERCIAL USES POSSIBLE

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	sq ft	sq m	Availability
2nd	296	27.50	Available
1st	408	37.90	Available
Ground	397	36.88	Available
Lower Ground	354	32.89	Available
Total	1,455	135.17	

Financials.

Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Rare opportunity to acquire a newly built property delivered to contemporary standards.

The completed scheme will provide approximately 1,455 sq ft of accommodation arranged over lower ground, ground, first and second floors, complemented by a private garden.

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.

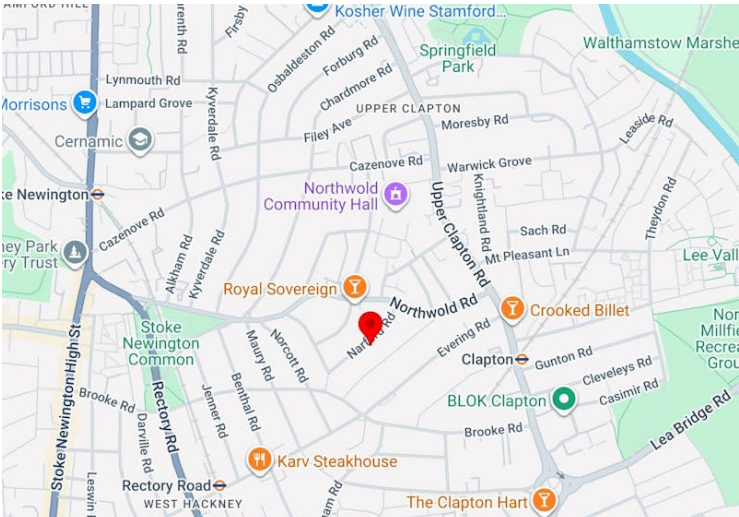
As an off-plan opportunity, early commitment allows potential influence over certain specifications and finishes, subject to the stage of construction.

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

Contacts.

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