



CALIBRE
ACQUIRE

REDIFINING YOUR INVESTMENT JOURNEY

With exclusive access to carefully selected off-market opportunities, we help our members explore a diverse range of property investments — from residential blocks to commercial buildings — tailored to suit different strategies and goals.



202

LK71RNW

**204 SINCLAIR ROAD, CHINGFORD,
LONDON, E4 8PT**

Offers in Excess of £1,000,0000

KEY PROPERTY INFORMATION

- Detached residential house with four attached HMO rooms and a detached garage
- Main house extending to approximately 2,405 sq ft
- Four attached HMO rooms extending to approximately 1,323 sq ft combined
- House falls within C3 use class
- HMO rooms fall within C4 use class
- HMO rooms are licensed with the local council
- Planning consent granted in 2000 to change the use of the house from C3 to C2 care home use
- Useful planning background for buyers considering alternative use potential
- Owner previously submitted planning to convert the detached garage into a one-bedroom dwelling
- Garage conversion application was refused
- Potential for care home use, subject to planning
- Potential to convert the house into further HMO accommodation, subject to planning
- Potential for residential apartment conversion, subject to planning



DESCRIPTION

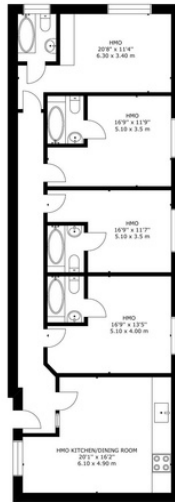
A detached house with four attached HMO rooms and a detached garage, offering a range of asset management and redevelopment angles, subject to the usual consents.

The main house extends to approximately 2,405 sq ft and falls within C3 use. The four attached HMO rooms extend to approximately 1,323 sq ft in total and are licensed with the local council under C4 use. The property also benefits from historic planning consent granted in 2000 for the change of use of the house from C3 to a care home within C2 use, providing a useful planning background for purchasers considering alternative use options.

Further planning history includes a recent owner-submitted application to convert the detached garage into a one-bedroom dwelling, which was refused. This may still be of interest to buyers assessing the site's future potential and planning strategy.

The asset may suit buyers looking at a care home conversion, further HMO configuration, or residential apartment conversion, subject to planning and all necessary approvals.

FLOORPLAN



GROUND FLOOR

C.

SINCLAIR ROAD E4
 APPROX GROSS INTERNAL AREA: 223.4.sq.m - 2405.sq.ft
 APPROX HMO HOUSE: 123.sq.m - 1323.sq.ft
 APPROX TOTAL: 246.3.sq.m - 3728.sq.ft



GROUND FLOOR



FIRST FLOOR

IMAGES





LOCATION & TRANSPORT

Chingford is a well-established North East London location that continues to attract interest from buyers looking for outer-London pricing with direct access into Central London. Chingford Station provides London Overground Weaver line services to Liverpool Street, supporting commuter appeal, while the area also benefits from access to Epping Forest, one of the capital's largest open green spaces. Waltham Forest Council is progressing regeneration plans across both Chingford Mount and North Chingford, with a stated focus on investment, public realm improvements and the long-term success of the town centre. This wider backdrop may support purchasers looking at residential, HMO or alternative-use opportunities in an established London setting.





CALIBREACQUIRE.CO.UK

Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.