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London 164 Victoria Park Road

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MIXED-USE FREEHOLD

166 Victoria Park Road, Hackney, London, E9 7HD

KEY PROPERTY INFORMATION

- Mixed-use (Freehold)
- Total size: 1,636 square foot
- Current annual rent: £43,800
- Approximate potential rent: £69,600
- Yield based on asking price:

Current: 3.65% | Potential: 5.8%

Unit	Bedrooms	Size (Sq. Ft)	Current Rent (PCM)
Flat A	1	405	Vacant
Flat B	1	327	£1,075
Flat C	1	430	£1,075
Shop		474	£1,500

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ASKING PRICE:
£1,200,000

DESCRIPTION

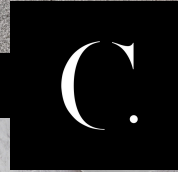
Presenting a mixed-use property in the highly sought-after Victoria Park Village, a prime location known for its vibrant community and excellent amenities.

- Three self-contained one-bedroom flats
- A ground-floor retail shop, currently let on a long lease.

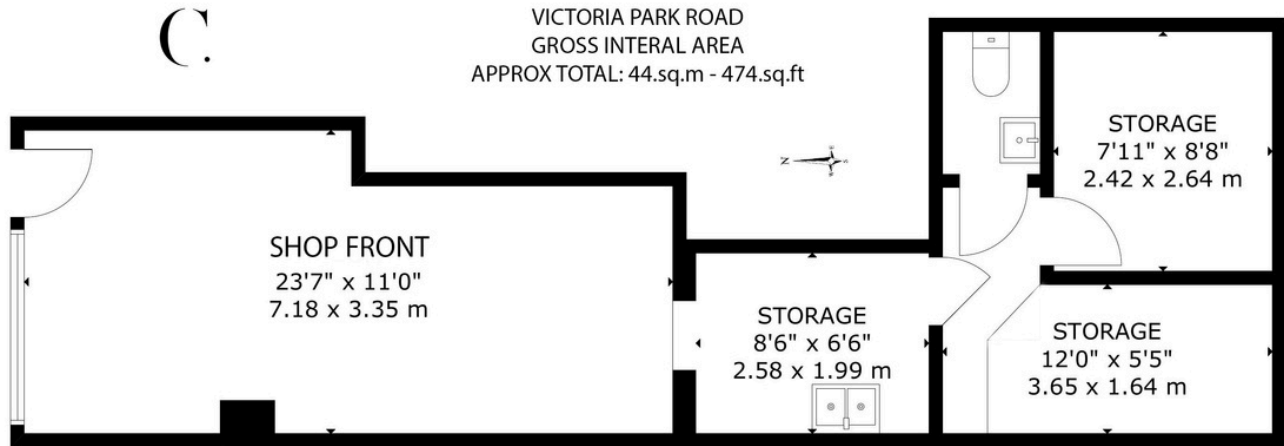
Current Tenancy Details:

- Flats A & B are under a rent-guarantee agreement with a reputable agency based in Angel until 2027, ensuring dependable income for the coming years (details available upon request).
- Flat C is currently vacant, presenting an excellent opportunity for owner-occupation, refurbishment, or securing a new tenant to maximize returns.

The property benefits from loft space, offering scope to expand the residential footprint (subject to planning permission).

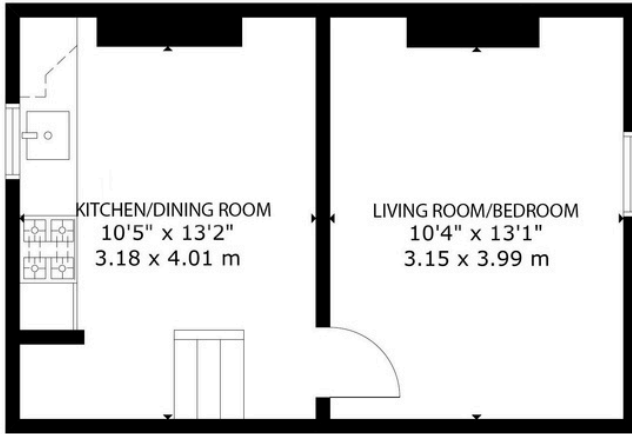


SHOP FLOORPLAN



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180-day Licence to use this Plan ©21012025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email: mark@steelondon.co.uk

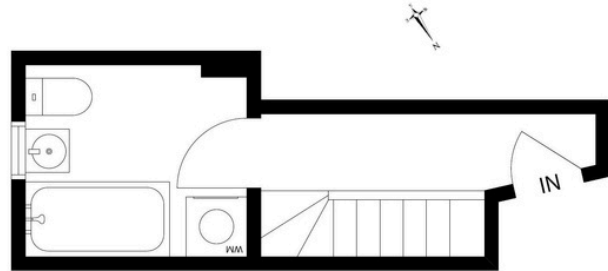
FLAT A FLOORPLAN



LOWER GROUND FLOOR

VICTORIA PARK ROAD E9
GROSS INTERNAL AREA
APPROX TOTAL: 38.sq.m - 405.sq.ft

C.



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©24012025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email: mark@steelelondon.co.uk

FLAT B FLOORPLAN

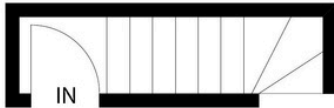
VICTORIA PARK ROAD E9
GROSS INTERNAL AREA
APPROX TOTAL: 30.sq.m - 327.sq.ft



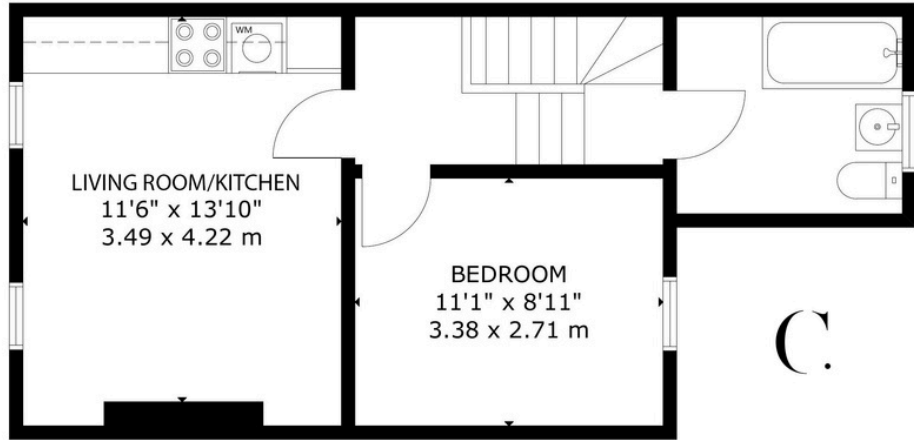
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FLAT C FLOORPLAN

VICTORIA PARK ROAD E9
GROSS INTERNAL AREA
APPROX TOTAL: 40.sq.m - 430.sq.ft



FIRST FLOOR



SECOND FLOOR

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LOCATION & TRANSPORT

Nestled in the heart of Hackney, Victoria Park Village is one of East London's most desirable neighborhoods, renowned for its charm, vibrant community, and excellent amenities. Centered around the iconic Victoria Park, often referred to as "the People's Park," the area boasts beautiful green spaces, tree-lined streets, and a lively mix of independent boutiques, artisanal coffee shops, and award-winning restaurants.

The village atmosphere is complemented by excellent transport links, providing easy access to Central London and beyond, while nearby Broadway Market and London Fields further enhance its appeal. With a mix of period homes, trendy apartments, and a thriving local scene, Victoria Park Village offers a perfect blend of urban convenience and peaceful living.



PLANNING DATA

	Date	Description
Pending	N/A	N/A
Permitted	N/A	N/A
Refused	N/A	N/A

Borough	Tower Hamlets
Housing Delivery Test:	77%
Brownfield Land Register:	No
Listed Building:	No
Flood Zone:	Low
Surface Water:	Low
Nutrient Neutrality Affected:	No

Conservation Area:	Yes
Green Belt:	No
Area of Natural Beauty:	No
Sites of Special Scientific Interest:	No
Special Protection Areas:	No
London PTALs:	2
National Parks:	No

Article 4 Area - Commercial to Residential



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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.