

# *Waterside Lodge*

7 LANGTHORNE ROAD, LONDON E11 4HL



SOCIAL HOUSING INVESTMENT OPPORTUNITY IN LEYTON

## EXECUTIVE SUMMARY

# An opportunity to acquire a recently *refurbished, detached, temporary accommodation building*, situated in the heart of *Leytonstone*.

- The property is located just 0.4 miles from Leyton Station (Central Line).
- Accommodation is arranged as 14 x self-contained studios and 2 x 2 bedroom flats.
- Measuring 7,296 sq ft GIA, the building also benefits from a large rear garden and communal facilities inclusive of staff rooms.
- Planning use is either C2 (residential care home) or 'temporary housing accommodation (Sui Generis)', giving the asset the opportunity to benefit from nightly rents.
- The property could suit a range of different occupiers in the social housing sector.
- Underpinned by the LHA rates, the asset rented out on this basis would generate an income of £234,552 per annum.
- Freehold for Sale with Vacant Possession.

## PROPOSAL

**OIEO £2,500,000** subject to contract, reflecting a *low capital value of £342 psf* and an estimated *Gross Yield of 9.38%* against the LHA rate.



## CONNECTIVITY

The property is ideally located in the heart of *Leytonstone* on Langthorne Road, just *0.4 miles* from *Leyton Central Line Station*.

The property is nestled between *Leyton Underground station*, *Leytonstone High Road station* and *Maryland station*. Situated just off Leytonstone High Road, the area offers a convenient *mix of local amenities*, including independent cafés, supermarkets, restaurants, and everyday shops, all within easy walking distance. Nearby green spaces such as *Wanstead Flats* provide open parkland for recreation, while the vibrant hubs of *Stratford* and *Westfield Stratford City* are just a short journey away, offering extensive shopping, dining, and leisure facilities.



## Rail

Journey times from Leyton Central Line Station:

MILE END	CENTRAL LINE	7 MINS
BETHNAL GREEN	CENTRAL LINE	9 MINS
LIVERPOOL STREET	CENTRAL LINE	18 MINS
ST PAUL'S	CENTRAL LINE	18 MINS
BOND STREET	CENTRAL LINE	26 MINS





## PLANNING

Planning Permission was granted on 7<sup>th</sup> July 2025 for the *change of use from residential care home (part retrospective) (Use Class C2) to temporary housing accommodation (Sui Generis)*.

*The consent is limited for a period of 3 years* at which point the use ceases and returns to its former use (Class C2), unless planning permission has been granted on an application relating thereto, which would supersede this permission.

**[Click here to view Planning Ref No: 250911. - London Borough of Walthamstow Forest.](#)**

Our understanding is that the consent is yet to be formally implemented, meaning there is still opportunity to benefit from the original C2 use. We are also advised that the 3-year temporary housing (Sui Generis) use has the potential to be renewed upon expiry of the 3-year term. Purchasers are advised to take their own advice in this regard.

**Further information available upon request.**



#### TENURE

*Freehold.*

#### EPC

*Energy Performance Certificates are available on request.*

#### VAT

The property is *not elected for VAT.*

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#### VIDEO WALKTHROUGH

*Click here to watch [Video Walkthrough.](#)*

#### CONTACT US

Further information is available in the *[Dropbox Link by clicking here.](#)*

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