

# 43-45 Kenninghall Road

Clapton, London, E5 8BS

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LONDON INVESTMENT / DEVELOPMENT OPPORTUNITY

## EXECUTIVE SUMMARY

**43-45 Kenninghall Road represents a rare opportunity to acquire a substantial freehold building within Lower Clapton, a well-established residential area in the London Borough of Hackney.**

- The Property extends to approximately 7,520 sq ft (698.6 sq m) GIA / 5,995 sq ft (556.9 sq m) NSA and is arranged as nine self-contained apartments, over five storeys, with lift access.
- We understand that the building was previously in use as housing for young parents, however it is no longer required by Hackney Council due to the lack of referrals.
- There is potential to refurbish the existing flats for sale or to rent.
- The title includes restrictions in favour of the London Borough of Hackney referencing agreements dated 1992 & 1994.
- Located approximately 0.4 miles from Clapton Overground Station, providing access to Walthamstow Central, Bethnal Green, and London Liverpool Street, via the Weaver Line.
- Offers are invited on both an unconditional basis, reflecting the existing restrictions, and on a conditional basis, subject to these restrictions being lifted.
- For sale freehold, with vacant possession.



Site boundary for indicative purposes only

## LOCATION

**The Property is located within the London Borough of Hackney and is within a short walk of Hackney Downs Park.**

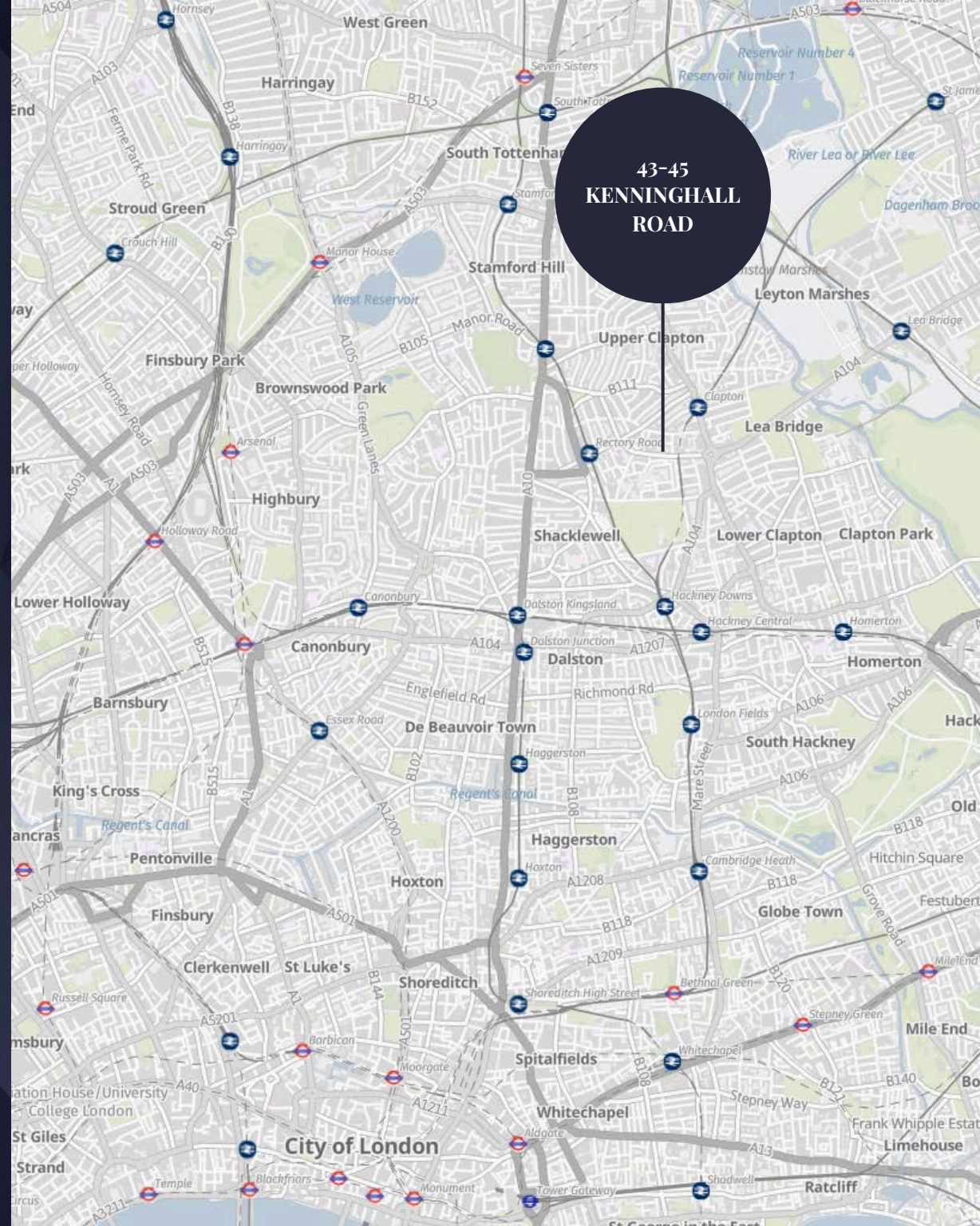
The surrounding area is a mix of predominantly residential streets, interspersed with public open spaces and retail frontages. Hackney Marshes are located approximately 2.25 km (1.4 miles) to the east of the Property, Millfields Park approximately 1.29 km (0.8 miles) to the north east and Mandeville Primary School approximately 0.3 km (0.2 miles) to the north. Chatsworth Road runs perpendicular to the end of Rushmore Road offering a diverse retail parade and selection of independent food outlets.

## CONNECTIVITY

The Property benefits from excellent transport accessibility, with a Public Transport Accessibility Level (PTAL) of 5, reflecting strong local connectivity (Source: TfL). Clapton Overground Station lies approximately 0.64 km (0.4 miles) to the north-east, providing access to Walthamstow Central, Bethnal Green, and London Liverpool Street, via the Weaver Line.

Numerous bus routes operate nearby, with services along Upper Clapton Road and Kenninghall Road offering convenient links to Homerton, Hackney Central, and Aldgate, as well as broader connections across East and Central London.

The Property also enjoys strong walking and cycling links, with Chatsworth Road, Hackney Marshes, and Millfields Park all within a short distance, offering access to a variety of local amenities, green spaces, and community facilities. The wider City Fringe, including Hackney Wick and Stratford, is easily accessible, providing additional retail, leisure, and transport options.



**ST SCHOLASTICA'S PRIMARY SCHOOL**

**43-45  
KENNINGHALL  
ROAD**

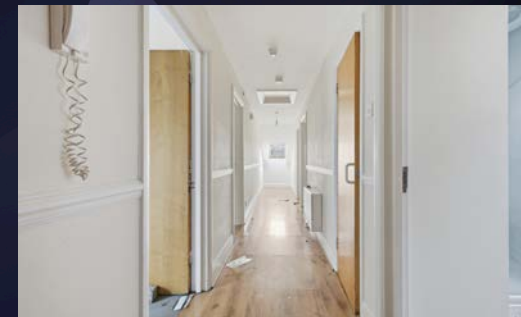
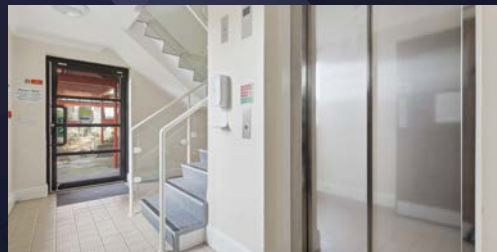


## THE PROPERTY

The Property comprises a double-fronted, detached villa, constructed in 1995. The building extends to c.7,520 sq. ft (698.6 sq m) GIA / 5,995 sq. ft (556.9 sq m) NSA and is arranged as nine self-contained apartments over five storeys, with lift access.

To the front of the building is a large paved area where the refuse and various meters for the Property are located. To the rear is a garden with side access.

We understand that the Property has been vacant since mid-May 2025 and was previously in use as housing for young parents.



Site boundary for indicative purposes only



Site boundary for indicative purposes only

## PLANNING

The Property is located within the London Borough of Hackney. The Property is not listed and neither are any of the neighbouring properties. The Property does not sit within a conservation area.

## RESTRICTION

The title includes restrictions in favour of the London Borough of Hackney referencing agreements dated 1992 & 1994. One of the restrictions states that for an authorised disposal to take place, it must be to a housing association. Additional restrictions relate to the use of the property for affordable housing, together with nominations rights retained by the Council.

## TENURE

The Riverside Group Ltd hold the freehold interest under Title Number: EGL322158.

## ACCOMMODATION SCHEDULE

FLAT NO.	FLOOR	NSA SQ M	NSA SQ FT	GIA SQ M	GIA SQ FT
01	GROUND	56.1	604	150	1,614.6
02	GROUND	56	603		
03	FIRST	58.1	625	143.4	1,543.5
04	FIRST	58.1	625		
05	SECOND	55.5	597	138.2	1,487.6
06	SECOND	55.5	597		
07	THIRD	55.5	597	138.2	1,487.6
08	THIRD	55.5	597		
09	FOURTH	106.7	1,148	128.8	1,386.4
<b>TOTAL</b>		<b>557</b>	<b>5,995</b>	<b>698.6</b>	<b>7,520</b>

Areas not to be relied upon.



## GROUND FLOOR PLAN



Floorplans not to scale

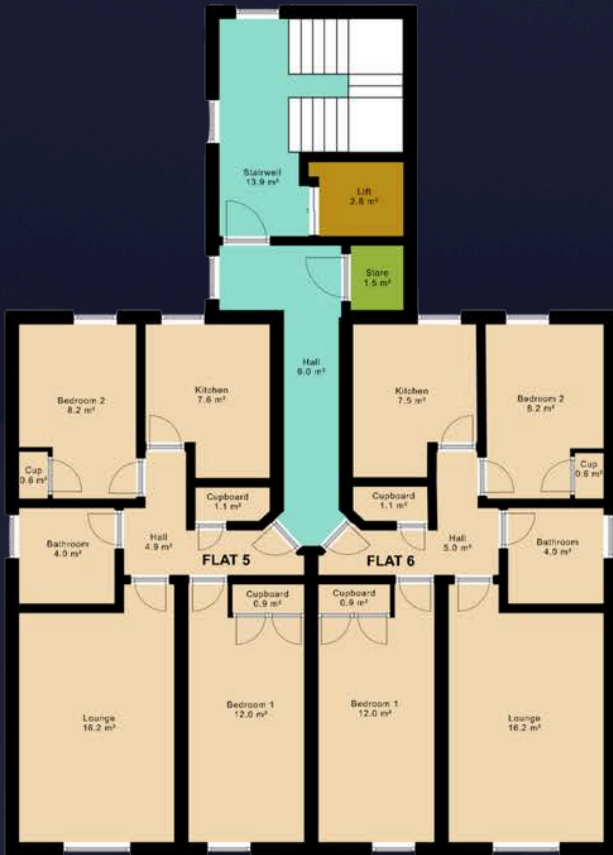
## FIRST FLOOR PLAN



(Polaris 2025)



### SECOND FLOOR PLAN



### THIRD FLOOR PLAN



### FOURTH FLOOR PLAN





(ProMap 2026)

## EPC RATINGS

Each of the flats in the property have an EPC rating of C. Full reports can be found in the dataroom.

## VIEWINGS

Viewings are strictly by appointment only through the sole selling agent Savills.

## METHOD OF SALE

The freehold interest in the Property is for sale by way of informal tender (unless sold prior), with vacant possession.

Offers are invited on both an unconditional basis, reflecting the existing restrictions, and on a conditional basis, subject to these restrictions being lifted.

## FURTHER INFORMATION

Further information including planning, technical and legal documentation is available on the online dataroom at:

### DATAROOM

#### IMPORTANT NOTICE

##### Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the Property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the Property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Sale particulars produced April 2026.



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