



**INVESTMENT FOR SALE**

**MAX HOUSE, 657  
COMMERCIAL ROAD  
TOWER HAMLETS,  
LONDON  
E14 7LW**

**DESCRIPTION**

BNP Paribas Real Estate is delighted to offer the leasehold or freehold interest in the above opportunity to the market as a residential letting (leasehold) or investment opportunity (freehold).

The property comprises a single building, comprising 18 recently constructed (2013/14), high specification residential apartments above a Tesco commercial unit sold off on a long leasehold.

Strong strategic location with direct access to the City and Canary Wharf in approximately 5 minutes via DLR services from Limehouse.

The building is vacant and furnished and being offered as a single block.

**LOCATION**

The site is located on Commercial Road in very close proximity to Limehouse DLR Station and C2C Station, providing quick and direct journey times into the City at Bank (6 minutes) and the financial hub of the East London, Canary Wharf (4 minutes). The C2C train provides services between Fenchurch Street to the West and Southend-on-Sea to the east.

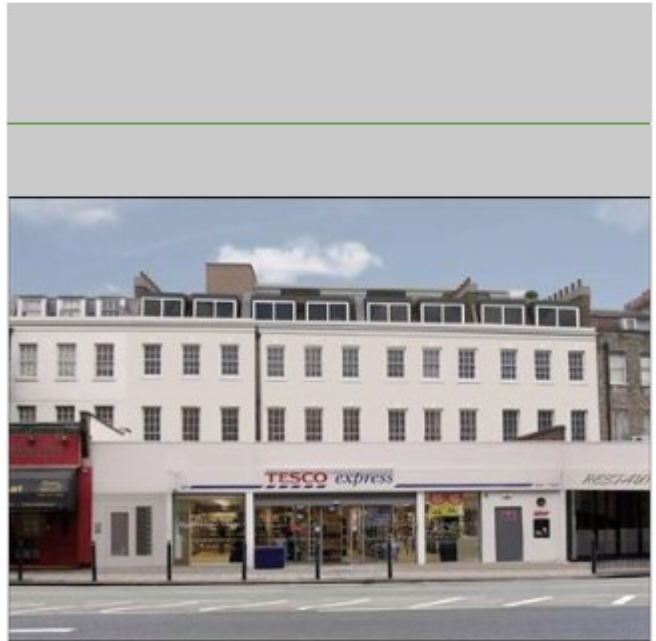
The area surrounding Shadwell and Limehouse has become increasingly popular with young professional and families, increasing the presence of recognisable occupiers (such as Tesco) and a rise in services for residential occupiers, such as restaurants and bars, as well as the facilities in the Limehouse Basin a short distance to the south.

**ADDITIONAL INFORMATION**

Leasehold, The property is offered for leasing as serviced apartment (subject to planning – current C3 usage) or on a single or multiple AST(s) comprising all 18 apartments. The lease is available at circa £3XX,XXX per annum.

Alternatively a Management Agreement can be agreed.

Freehold, The freehold investment, comprising the 18 apartments is offered for a sum of £6,250,000. The ground floor retail units have been sold on two separate 999 year long leaseholds at a peppercorn.



**TYPE** RESIDENTIAL (INVESTMENT ONLY)

**TENURE** LEASEHOLD / FREEHOLD

**PRICE**

**SIZE** 0 SQ FT

**YIELD** 0

**EPC**

**FOR FURTHER INFORMATION**

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## ACCOMODATION

Floors / Units	Size
Unit 1 / 1st Floor	493 sq ft (45.8 sq m)
Unit 2 / 1st Floor	485 sq ft (45.06 sq m)
Unit 3 / 1st Floor	499 sq ft (46.36 sq m)
Unit 4 / 1st Floor	387 sq ft (35.95 sq m)
Unit 5 / 1st Floor	395 sq ft (36.7 sq m)
Unit 6 / 1st Floor	388 sq ft (36.05 sq m)
Unit 7 / 1st Floor	409 sq ft (38 sq m)
Unit 8 / 2nd Floor	497 sq ft (46.17 sq m)
Unit 9 / 2nd Floor	489 sq ft (45.43 sq m)
Unit 10 / 2nd Floor	481 sq ft (44.68 sq m)
<b>Total</b>	<b>4,523 sq ft (420.2 sq m)</b>



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