

OWNER-OCCUPIER/INVESTOR OPPORTUNITY



2 Narford Road, London, E5 8RD

'OFF-PLAN' NEW BUILD FOR SALE
CLASS E(F) USE - OTHER COMMERCIAL USES POSSIBLE

Summary

Tenure	For Sale
Available Size	1,455 sq ft / 135.17 sq m
Price	Price on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- 1,455 sq ft new build four-storey commercial building (Class E(f))
- Quiet residential street close to amenities, green spaces and transport links
- Modern sustainable design with efficient layout suitable for a variety of occupiers
- Opportunity for a purchaser to influence finishes
- Private garden space - 262 sq ft
- Rare chance to acquire a bespoke newly built property in East London

Summary

Available Size	1,455 sq ft
Price	Price on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Rare opportunity to acquire a newly built property delivered to contemporary standards.

The completed scheme will provide approximately 1,455 sq ft of accommodation arranged over lower ground, ground, first and second floors, complemented by a private garden.

The design offers clear, efficient floorplates with excellent natural light, creating a versatile space that can be adapted to suit a purchaser’s specific requirements.

As an off-plan opportunity, early commitment allows potential influence over certain specifications and finishes, subject to the stage of construction.

Once completed, the property will deliver high-quality, sustainable, efficient commercial space in one of East London’s most desirable residential pockets.

Location

Situated in a desirable East London neighbourhood known for its strong community feel, attractive period streets and excellent transport connections.

The property is within easy reach of the vibrant amenities of Dalston, Stoke Newington and Clapton, offering a diverse range of cafés, independent shops, restaurants and creative businesses.

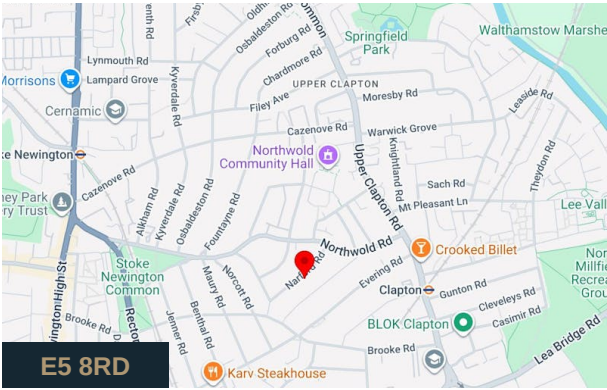
Nearby green spaces, including Hackney Downs and London Fields, provide valuable recreational options.

The area benefits from strong connectivity, with several bus routes close by and Overground stations such as Dalston Kingsland, Dalston Junction and Hackney Downs all accessible, offering fast links into the City, West End and wider London.

Accommodation

The accommodation comprises the following areas:

Name	Description	sq ft	sq m
2nd	-	296	27.50
1st	-	408	37.90
Ground	-	397	36.88
Lower Ground	-	354	32.89
Outdoor	-	262	24.34
Total		1,717	159.51



Viewing & Further Information



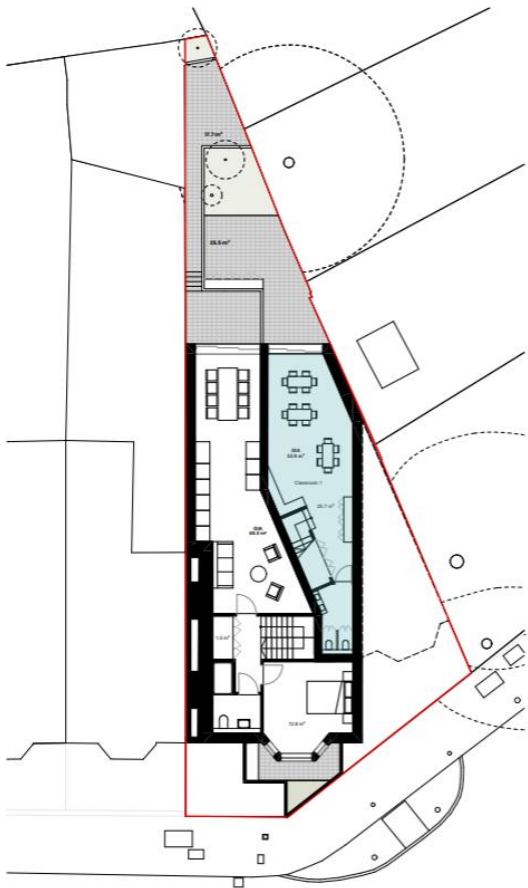
Andrew Knights
07825 742853
andrew@audley.london



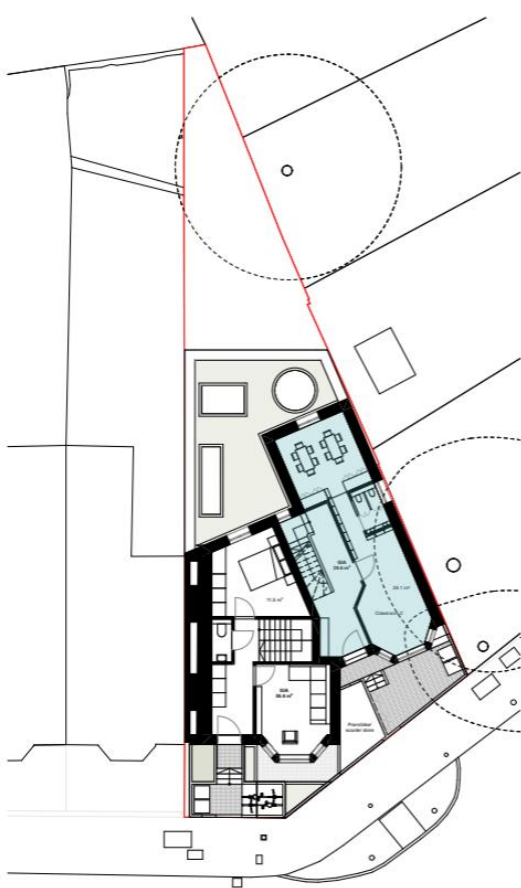
Bailey Crouch
07901 229626
bailey@audley.london

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/07/2026

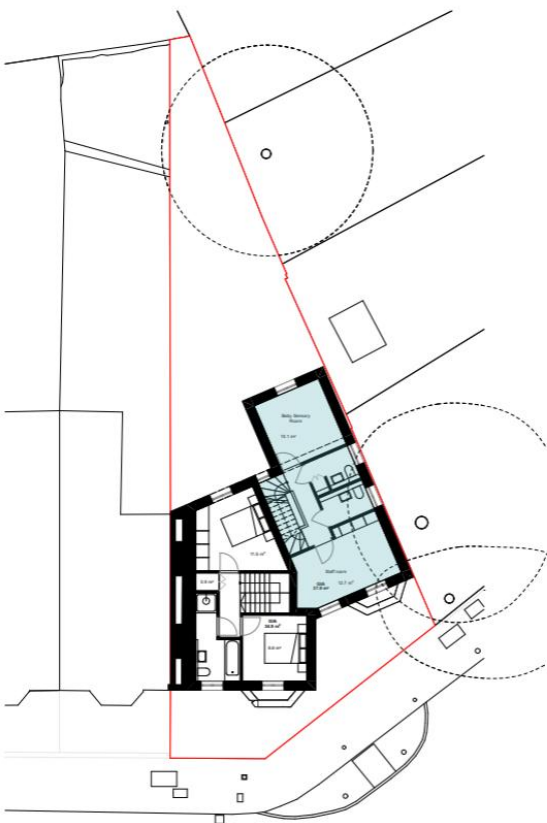
Lower Ground Floor



Ground Floor



First Floor



Second Floor

