# Six-foot-wide London property goes under the hammer with unique urban potential



A unique property in North East London, measuring a mere 6 feet in width, is set to go to auction with a guide price of £140,000. Currently functioning as a ceramics workshop, the three-storey structure offers intriguing possibilities for prospective buyers willing to embrace its unusual dimensions. Located just under a mile from the increasingly popular Walthamstow Village, the property sits in an area that thrives on creativity and entrepreneurial spirit.

Despite its narrow façade, the property boasts high ceilings and large windows, ensuring that the interior is bright and airy. Auctioneer Strettons describes the building as having 'solid structural integrity', a critical feature for any potential transformation into a living space or commercial venture. Internally, the arrangement provides a versatile layout over three floors, giving buyers an opportunity to create their own bespoke environment, whether it be a chic residential abode or an innovative workspace.

In addition to its interior potential, the property includes a garden, which could serve as an outdoor entertaining area, further enhancing its appeal. There is scope for extensions, subject to obtaining the necessary planning permissions, a consideration that Andrew Brown, an auction director at Strettons, highlighted, stating that the property could attract architects and developers interested in unique projects. Brown noted, “This is a unique property situated in one of London's most sought-after areas” and suggested that it could inspire a bespoke residential development or a dynamic commercial space.

The surrounding area of Walthamstow is rich in amenities and cultural hotspots, featuring independent businesses, artisan cafés, and vibrant markets, which appear to amplify the property’s potential for both residential and commercial use. The local community is known for its artistic flair, a factor that could further stimulate interest from buyers looking to tap into the area's creative energy.

As auction day approaches, potential bidders are advised to conduct thorough research. Properties sold at auction can sometimes be acquired at a lower price compared to the traditional market, with the average auction property price around £166,000. However, buyers should be aware that auction purchases can involve complexities, including additional fees and legal stipulations that may come into play.

Moreover, the auction process requires keen diligence; visiting the property prior to bidding is recommended to assess its condition fully. A careful review of the legal pack, which may include unforeseen costs, is equally crucial. Bidders should already have a clear understanding of what similar properties have sold for in the area, as unusual properties may complicate this assessment.

Ultimately, this 6ft wide property represents both a challenge and an opportunity, catering to a niche market of buyers ready to reimagine urban living. The auction, scheduled for May 22 at midday via Strettons, promises to attract interest not only due to its distinctive size but because it embodies the essence of Walthamstow’s evolving landscape—one where small spaces can yield grand possibilities.

### Reference Map

1. Paragraph 1: 1, 2
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7. Paragraph 7: 1
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Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/property/article-14731051/London-house-just-6ft-WIDE-going-auction-140-000.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/homesandproperty/property-news/threestorey-property-sale-walthamstow-narrow-6ft-wide-b1212480.html> - A three-storey property in Walthamstow, London, measuring just 6ft wide, is on sale for £150,000. Previously used as a ceramics workshop, the property offers potential for redevelopment into a home, stylish apartments, or a live/work space. Located near Walthamstow's famous street market and less than a mile from Walthamstow Village, the property features high ceilings, large windows, and solid structural integrity, providing a blank canvas for transformation. The surrounding area is a thriving hub of creativity and enterprise, home to independent businesses, artisan cafés, and vibrant markets, making it an ideal location for those looking to establish a dynamic commercial space or create a bespoke residential development.
3. <https://auctions.savills.co.uk/auctions/26-november-2024-181/53-queen-elizabeth-road-walthamstow-london-e17-6es-14090> - A two-bedroom mid-terrace house located at 53 Queen Elizabeth Road, Walthamstow, London, E17 6ES, was offered at auction on 26 November 2024. The property is in need of modernization and offers potential for extension and reconfiguration, subject to obtaining the requisite consents. It is conveniently located for the amenities of Walthamstow and is vacant, providing an opportunity for buyers to customize the property to their preferences.
4. <https://homes.trovit.co.uk/4-bedroom-house-walthamstow> - A selection of 4-bedroom houses for sale in Walthamstow, London Borough of Waltham Forest, is available on Trovit. The listings include properties with various price points, offering potential buyers a range of options in the Walthamstow area. The listings provide details on the number of bedrooms, bathrooms, and other features, catering to different preferences and requirements.
5. <https://www.rightmove.co.uk/property-for-sale/Walthamstow/auction.html> - Rightmove offers a range of properties for sale in Walthamstow, including auction listings. The properties vary in size and price, providing options for different budgets and preferences. The listings include details on the number of bedrooms, bathrooms, and other features, as well as information on the auction dates and guide prices, assisting potential buyers in making informed decisions.
6. <https://auctionhouselondon.co.uk/auction/june-28-2023/> - Auction House London held an auction on 28 June 2023, featuring various properties, including a plot of land adjoining 77 Moordown, Woolwich, London, SE18 3NA, which sold for £55,000. The auction provided opportunities for buyers to acquire properties across different locations and price points, catering to a diverse range of investment interests.
7. <https://www.zoopla.co.uk/for-sale/property/auction/walthamstow/> - Zoopla lists auction properties for sale in Walthamstow, London. The listings include various properties, such as a two-bedroom flat at 70A Exmouth Road, Walthamstow, London E17, offered at auction on 22 May 2025 with a guide price of £140,000. The platform provides details on the properties, including guide prices, auction dates, and other relevant information, assisting potential buyers in exploring auction opportunities in the Walthamstow area.