



1528 LONDON ROAD, NORBURY,  
LONDON, SW16 4EU

*Guide Price £750,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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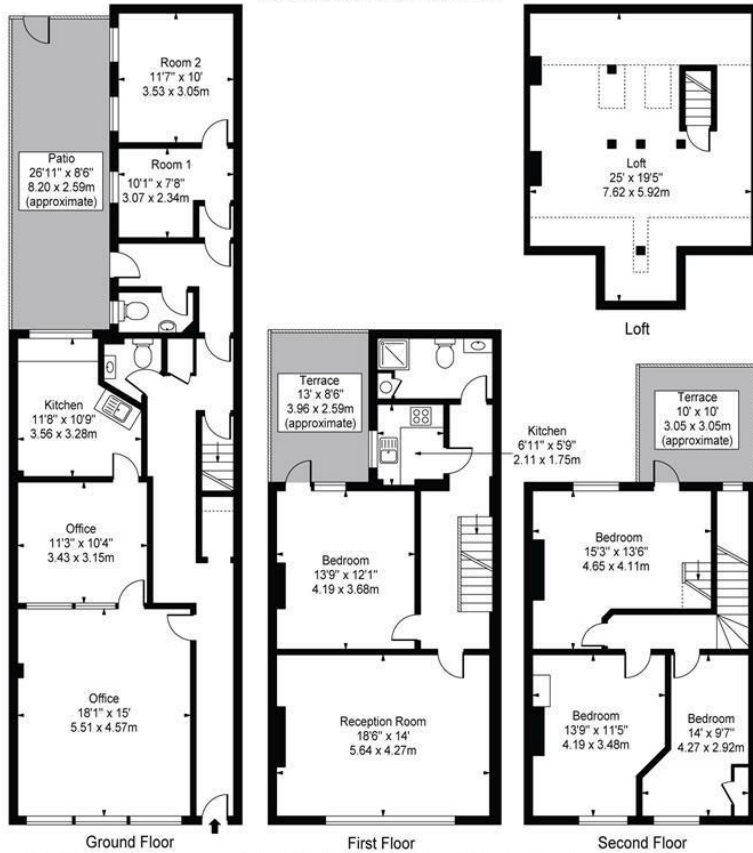
London Road,  
Norbury, SW16 4EU

Approx. Total Internal Area 2668 Sq Ft - 247.87 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 2507 Sq Ft - 232.91 Sq M

(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2023.



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### Description

! SOLD ! Mixed use Investment / development opportunity.  
Comprises ground floor office with kitchenette, WC and an extension including two further rooms and WC.  
Above is a spacious 2 storey flat with 4 bedrooms, reception room, kitchen, bathroom and additional loft room  
Outside to the rear is a patio area

### Location

The property is situated in the main Norbury Town Centre on London Road (A23) and has a wide selection of restaurants and shops on its doorstep  
Neighbouring locations include Streatham, Croydon & Wimbledon and Central London is also within easy reach

Norbury Station BR Station - 2 minute walk (Southern Rail services)

### Tenancies

The ground floor is part occupied and holding over, the tenant has sole use of the front 2 rooms and shares the kitchen & WC (see floorplan)  
Passing rent is £1,550 pcm inclusive of all bills.

### Planning & Potential

A desktop search shows no recent planning applications made to Croydon.  
Subject to the relevant consents it is felt the property has scope for extension and conversion to create multiple residential units whilst retaining some commercial space

### Terms

Guide Price £750,000

### Viewings

Contact sole agents Christopher St James on 020 8545 0591



### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. 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 not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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