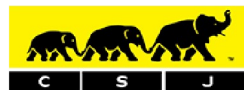




1528 (R) LONDON ROAD, NORBURY,
LONDON, SW16 4EU

£750,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Description

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

VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email

info@csj.eu.com



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.
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