



**15 MADELINE ROAD, CRYSTAL PALACE,
LONDON, SE20 8AY**

Guide Price £900,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Description

Consented development site for sale - New plans submitted for additional dwelling
An existing 5 bedroom detached house with side plot and gardens to the rear of the property

GDV Estimate £2,900,000

Location

The property is situated within a residential location just a short walk to both Annerley & Crystal Palace Stations providing commuters with both Overground & Southern Rail services

Good schools are also nearby and the popular Crystal Palace Triangle

Planning

Planning granted for Demolition of existing 5 bedroom three storey detached house and erection of detached building for 6 self-contained flats over four storeys with associated parking and amenity spaces.

Additional application being submitted to add an additional house in the land to the rear

Terms

Guide Price £900,000

Viewing

By appointment only through CSJ
Call 020 8296 1270

Data Room

Further information can be found in our data room
Password: madroad1

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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