



**19 CLIFFORD ROAD, NORWOOD, LONDON,
SE25 5JJ**

Guide Price £275,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

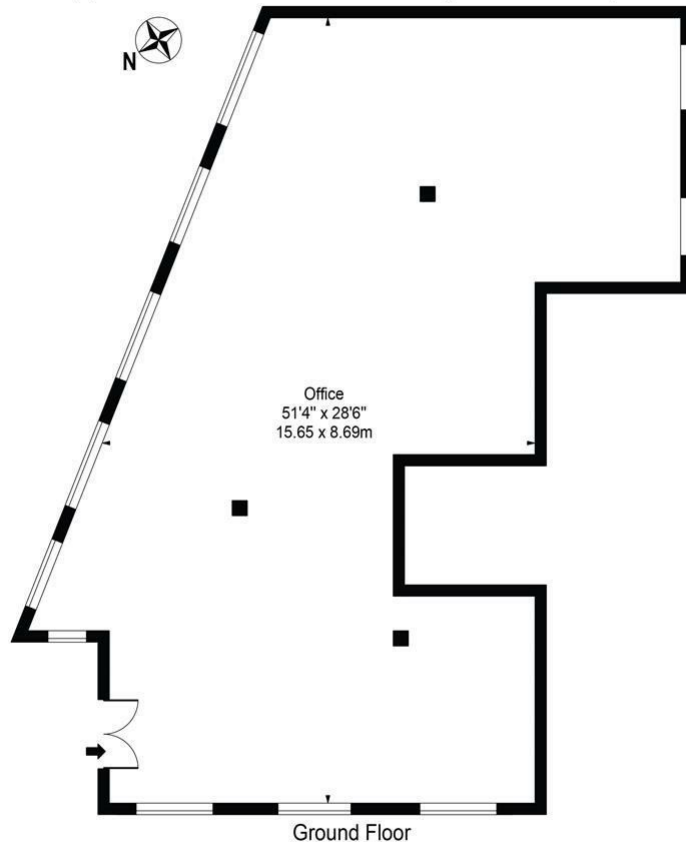
020 8296 1273

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info@csj.eu.com

Clifford Road, SE25 5JJ

Approx. Gross Internal Area 1397 Sq Ft - 129.79 Sq M



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 ©2016.

THE SMALL PRINT

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Description

Ground floor vacant commercial space available to buy or rent, the client may also consider splitting subject to negotiation.
The property is self contained and forms part of a mixed use development with residential apartments above.
The unit is finished and offered at shell and core stage.

Location

Located in Norwood Junction approximately 10 miles south of London. Nearby towns include Thornton Heath, Croydon & Crystal Palace.

19 Clifford Road is just minutes from Norwood High Street.
Norwood Junction (Overground, Southern and Thameslink) Station is opposite and offers a regular service into London via London Bridge and London Blackfriars.

Planning

Croydon Council

The existing use is E Class, any change of use would be considered by the clients and would be subject also to the consent of the local authority

Accommodation

Ground floor approximate internal area 1,400 Sq ft (130 sqm)

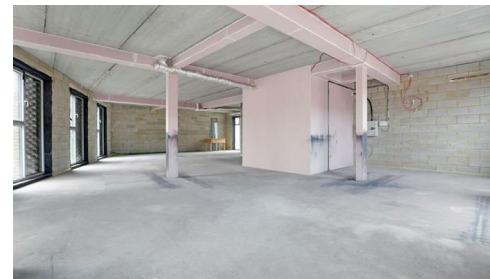
Terms

Guide Price £275,000 for the long leasehold 999 yrs at peppercorn rent

Viewings

Contact sole agents

Christopher St James 020 8545 0591



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