

**THEOBALD ROAD, CROYDON, LONDON CR0**

***Guide Price £1,000,000 Freehold***



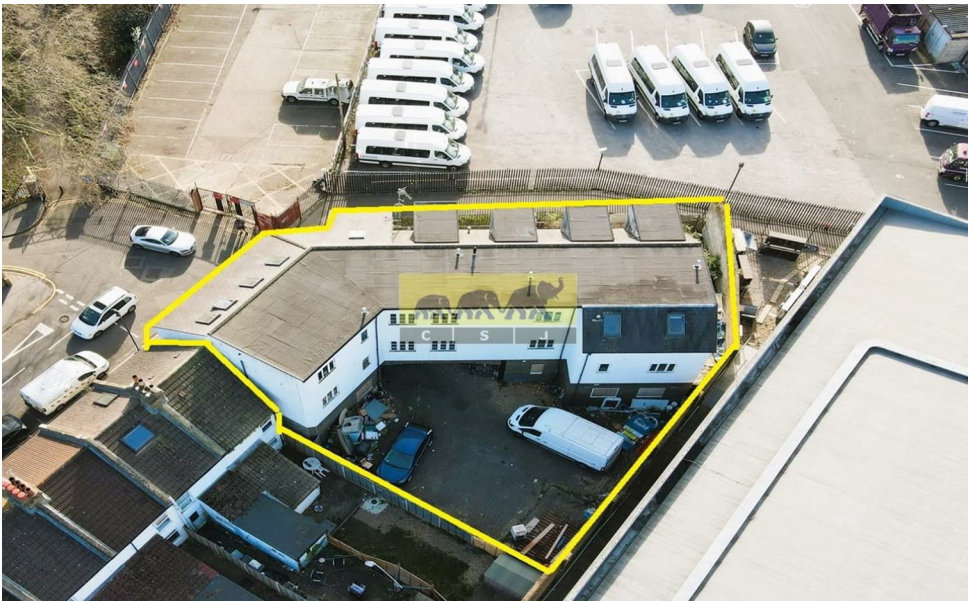
**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

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### Location

Located in the heart of Croydon, 27 Theobald Road offers a convenient living experience. It is close to West Croydon Station (2-minute walk) and East Croydon Station (12-minute walk), providing easy access to London. Multiple bus routes are also nearby.

For shopping, Centrale and Whitgift Shopping Centres are just a 3-minute walk away, while Surrey Street Market is an 8-minute walk. Purley Way, with its large homeware stores, is a 10-minute bus ride away. This location combines transport convenience with a lively shopping scene.

### Description

Freehold development opportunity for sale

The existing property is a block of flats that was constructed not in accordance with the approved planning at the time and is now considered unlawful.

The current owners have obtained a new consent to extend and remodel the building creating a more desirable scheme comprising 8 x apartments all for private sale

### GIA - Existing & New Extension

Ground floor: Existing 173 sqm (New build 73 sqm including infill of undercroft)

First floor: Existing 209 sqm (New build 23 sqm)

Second floor: Existing 141 sqm (No new build)

Third floor: New build 74 sqm

### Accommodation schedule

Flat 1: 3 Bedroom/4-person 82sqm Garden 42sqm

Flat 2: 1 bedroom/2-person 53sqm Garden 38sqm

Flat 3: 3 bedroom/6-person 105sqm Garden 12sqm plus terrace 5sqm

Flat 4: 3 bedroom/4-person 81sqm Balcony 7sqm

Flat 5: Studio flat 45sqm Winter Garden 5sqm

Flat 6: 1 bedroom/2-person 50sqm Terrace 19sqm

Flat 7: Studio flat 45sqm Winter Garden 5sqm

Flat 8: 2 bedroom/3-person 65sqm Terrace 10sqm



### Planning

Planning granted by Croydon borough council ref: 24/03417/FUL for.... Part retention, alterations and remodelling of building, including partial demolition, 2 storey side/rear extension, 2/3 storey front extension, infill extensions and an additional storey in the form of a mansard roof to form a part 4 storey and part 2 storey building to provide 8 residential units and associated hard and soft landscaping, outdoor amenity spaces and roof top solar panels.

### Terms

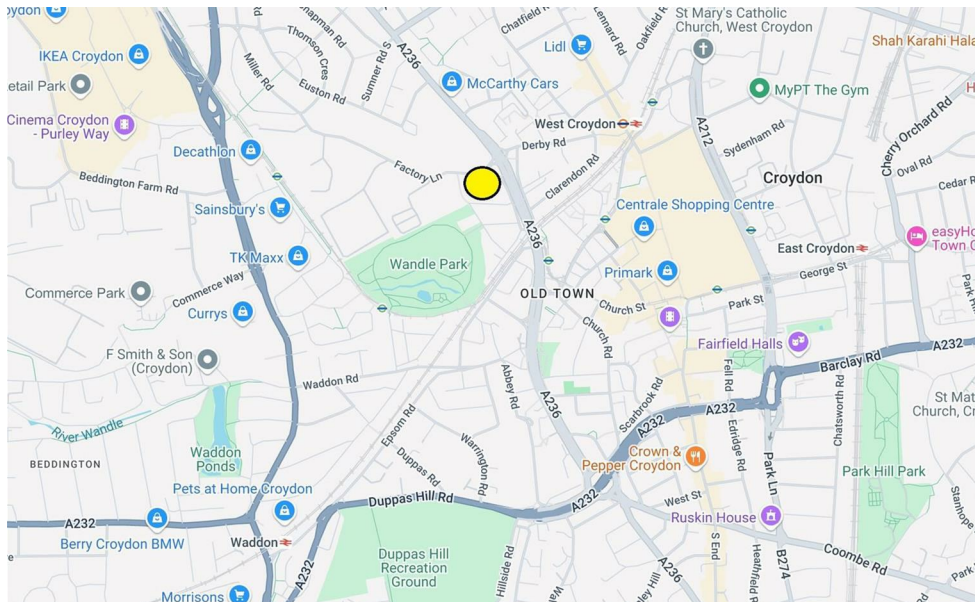
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### Viewings

Viewings are strictly by appointment only

Contact Sole agents

Christopher St James 020 8296 1273



### THE SMALL PRINT

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- 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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