



**269 VIOLET LANE, CROYDON, LONDON, CR0
4HN**

Guide Price £300,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Description

Freehold development opportunity for sale

Existing two bedroom maisonette with planning granted to convert the garage below and basement area to create a brand new 50 sqm studio flat with garden

Ground rent income of £100 pa

Location

269 Violet Lane, Croydon, CR0 4HN is conveniently located in a residential area with strong transport links and access to local amenities. The nearest train station is Waddon, less than a mile away, offering Southern rail services for direct connections to London and the South East. Several bus stops, including Heath Close, Bramley Hill, and Crowley Crescent, are all within a short walk, providing regular services to Croydon town centre and surrounding areas.

For tram services, Church Street Tram Stop is the closest, about a 22-minute walk from the property, giving access to the Tramlink network for connections across Croydon and to Wimbledon

Planning

Planning was granted in October 2022 REF: 22/00584/FUL for

Partial conversion of the lower ground floor into a studio flat, with single storey rear extension to facilitate an associated rear lightwell, and changes to facade at lower ground floor level | 269 Violet Lane Croydon CR0 4HN

Terms

Guide Price £300,000

VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email developments@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.
- 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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