



**GARAGES RO, 91 CLIFTON ROAD, SOUTH
NORWOOD, LONDON, SE25 6PX**

Offers In Excess Of £75,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Description

Development plot / Storage unit / Possible workshop For Sale

A detached double garage unit with hard standing area to the front suitable for additional parking, the property is currently held on two separate titles and would lend itself to redevelopment to a single unit subject to the relevant planning consents

Location

Situated on a quiet residential road in South Norwood SE25, the site enjoys excellent transport links with Selhurst station under 800 yards and Norwood Junction under 0.6 miles, offering direct services to London Bridge (approx. 12 minutes), Victoria and the City via London Overground and Southern Rail. The area is also served by Tramlink at Harrington Road and numerous bus routes connecting to Crystal Palace, Croydon and beyond

South Norwood Country Park (125 acres), South Norwood Lake, Portland Road's independent cafés and restaurants, and Crystal Palace's shops and Everyman Cinema are all within easy reach. A strong selection of Ofsted-rated schools nearby makes this a particularly attractive location for family buyers and investors alike. East Croydon — one stop from Norwood Junction — provides fast access to Gatwick and the national rail network.

Services

We are informed by the seller that no services are on site

Terms

Offers in excess of £75,000

Be advised that subject to planning offers are not being considered at this time

Viewings

Contact sole agent Christopher St James 020 8296 1270

VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1273 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.
- 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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