



(R), 194 SILVERLEIGH ROAD, THORNTON
HEATH, CR7 6DS

Guide Price £700,000 Freehold



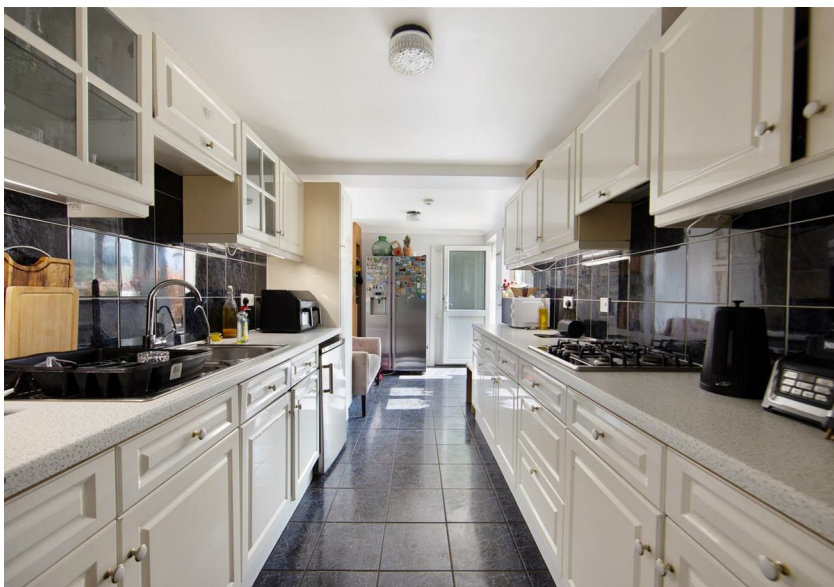
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Description

Existing 4-bedroom detached house extending to approximately 1,835sq ft, with a detached garage of approximately 541sq ft, benefiting from planning permission for the demolition of the existing garage and the construction of an additional 4-bedroom detached house 1,264sq ft with parking.

The existing property is currently let on an Assured Shorthold Tenancy, generating an income of £3,000pcm.

Location

194 Silverleigh Road is situated in a well-established residential area of Thornton Heath within the London Borough of Croydon. The property benefits from excellent access to local shops, schools and everyday amenities, with Thornton Heath Station located approximately 1.5 miles away, providing regular rail services to Central London.

Planning

Full planning permission granted for the demolition of existing garage, erection of detached four-bedroom dwelling and provision of associated parking, cycle and refuse storage

Planning Reference: 24/00673/FUL

CIL

The CIL liability for the development is £10,968.48 (£1,385.28 Mayoral CIL and £9,583.20 Croydon CIL).
Relief (full or partial) available if the development is used for social housing, subject to meeting the relevant eligibility criteria.

Terms

Guide Price : £700,000

VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email

info@csj.eu.com



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.
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