



**194 SILVERLEIGH ROAD, THORNTON HEATH,  
CR7 6DS**

***Guide Price £700,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

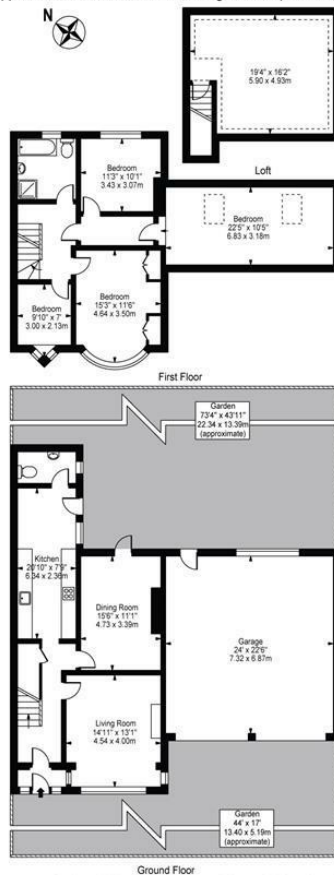
Residential / Commercial / Land & Development

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Silverleigh Road,  
Thornton Heath, CR7 6DS  
Approx. Gross Internal Area 1835 Sq Ft - 170.51 Sq M  
(Including Restricted Height Area & Excluding Garage)  
Approx. Gross Internal Area 1782 Sq Ft - 165.58 Sq M  
(Excluding Restricted Height Area & Garage)  
Approx. Gross Internal Area Of Garage 541 Sq Ft - 50.29 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.

## 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

## 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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