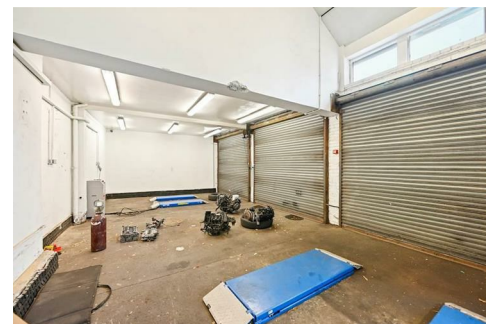


# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Selsdon Road, South Croydon, CR2 6PG**

**Commercial Unit and Residential Flat**

**Full Vacant Possession**

**Freehold**

**Development Opportunity**

**£600,000 Freehold**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

This fantastic development/investment opportunity comprising of a two story building with a ground floor shop/office unit, kitchen, customer toilets, basement and three large fitting bays to the rear. The residential flat has its own front door and comprises of one double bedroom, lounge, kitchen and bathroom. The property has been refurbished to a high standard and available with no onward chain.

View now to avoid disappointment

Freehold

Croydon Council

EPC Rating: D

Current rateable value (1 April 2

£15,000



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 3318 SQ FT / 356 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1648 SQ FT / 178 SQM  
 Disclaimer: Floor plan measurements are approximate and do not constitute a guarantee.  
 While we do not cause the floor plan accuracy and completeness, you or your advisers should consult a careful, independent investigation of the property in respect of necessary valuation.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.