

London SE19 - Crown Point, Beulah Hill SE19 3NF
Freehold Mixed-Use Block & Land at Rear with Development Opportunity

Planning approved at rear land for erection of residential block of 7 apartments and 2 town houses
Pre-app submitted for roof extension of Crown Point to create 2 additional floors inc. 23 apartments



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- OIRO: £1,100,000
- Ground Rent Income: £5,000 p.a.
- VAT is NOT applicable to this property
- SPV can be purchased to minimize stamp duty
- Comprises mixed-use retail & residential block (all units sold-off), with benefit of air rights
- Pre-app submitted for roof extension to create 2 additional floors with 23 apartments in total
- Includes vacant plot of land at rear (0.65 acres), with planning approved in July 2022 for erection of part four/five storey building comprising 7 apartments and erection of four storey building comprising 2 town houses
- Total approved GIA at Rear Land: 724 sq m (7,796 sq ft)
- Each apartment would benefit from private balcony/terrace and communal roof terrace
- Each town house would benefit from private terrace and balcony, as well as garage
- Lidl and Tesco Express are situated opposite the property, while retail occupiers at Crown Point retail parade include barbers, pharmacy, post office and restaurants, providing great convenience for future residents.



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Land at Rear



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Development Opportunity: Land at Rear

Planning approved in July 2022 for the erection of part four/five storey building comprising seven apartments and erection of four storey building comprising two town houses as well as provision of associated off street parking spaces, cycle and refuse storage.

For more information, please refer to Croydon Planning Portal with Planning Reference: 20/02305/FUL

<https://publicaccess3.croydon.gov.uk/online-applications/>



Development Potential: Roof Extension

Pre-app submitted for roof extension of Crown Point to create 2 additional floors including 23 apartments (9 x 1-Bed, 5 x 2-Bed and 9 x 3-Bed).



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Development Opportunity: Land at Rear

The block of 7 apartments (5 x 2-Bed and 2 x 1-Bed) would benefit from communal lift between all floors and communal roof terrace. Each apartment would also benefit from private balcony/terrace, providing the following accommodation and dimensions:

Lower Ground Floor:

Apartment 1 - 61.86 sq m (666 sq ft)

2 bedrooms, kitchen/living room, bathroom, utility room

Ground Floor:

Apartment 2 - 67.69 sq m (729 sq ft)

2 bedrooms, kitchen/living room, bathroom, utility room

First Floor:

Apartment 3 - 67.44 sq m (726 sq ft)

2 bedrooms, kitchen/living room, bathroom, utility room

Apartment 4 - 50.80 sq m (547 sq ft)

1 bedroom, kitchen/living room, bathroom, storage

Second Floor:

Apartment 5 - 71.70 sq m (772 sq ft)

2 bedrooms, kitchen/living room, bathroom, utility room

Apartment 6 - 53.00 sq m (570 sq ft)

1 bedroom, kitchen/living room, bathroom, storage

Third Floor:

Apartment 7 - 71.74 sq m (772 sq ft)

2 bedrooms, kitchen/living room, bathroom, utility room

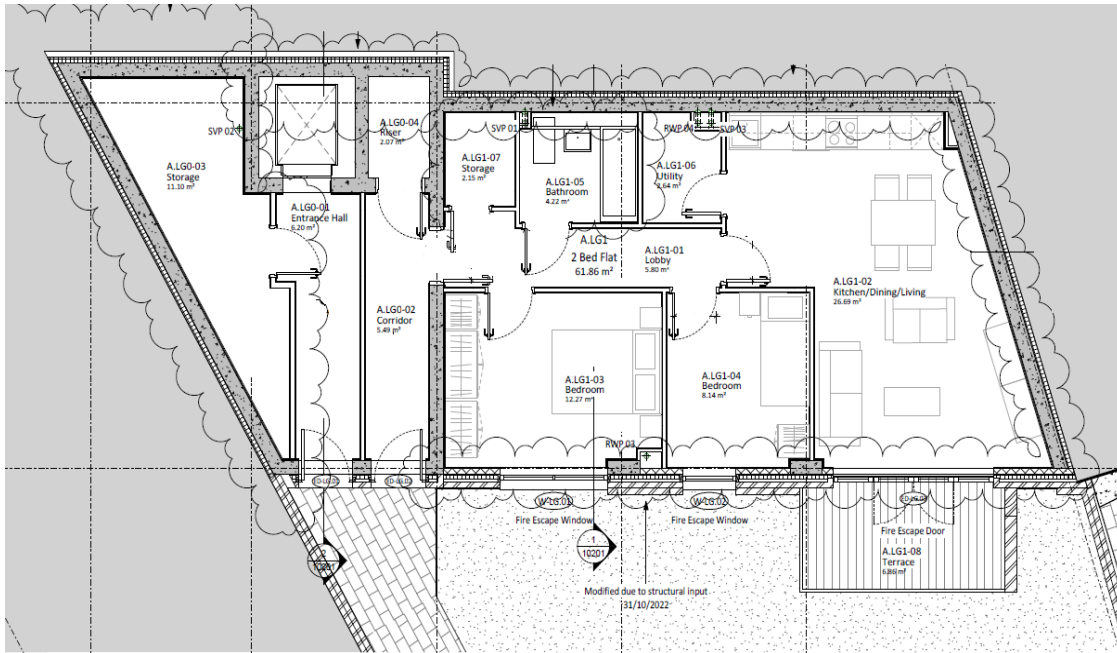


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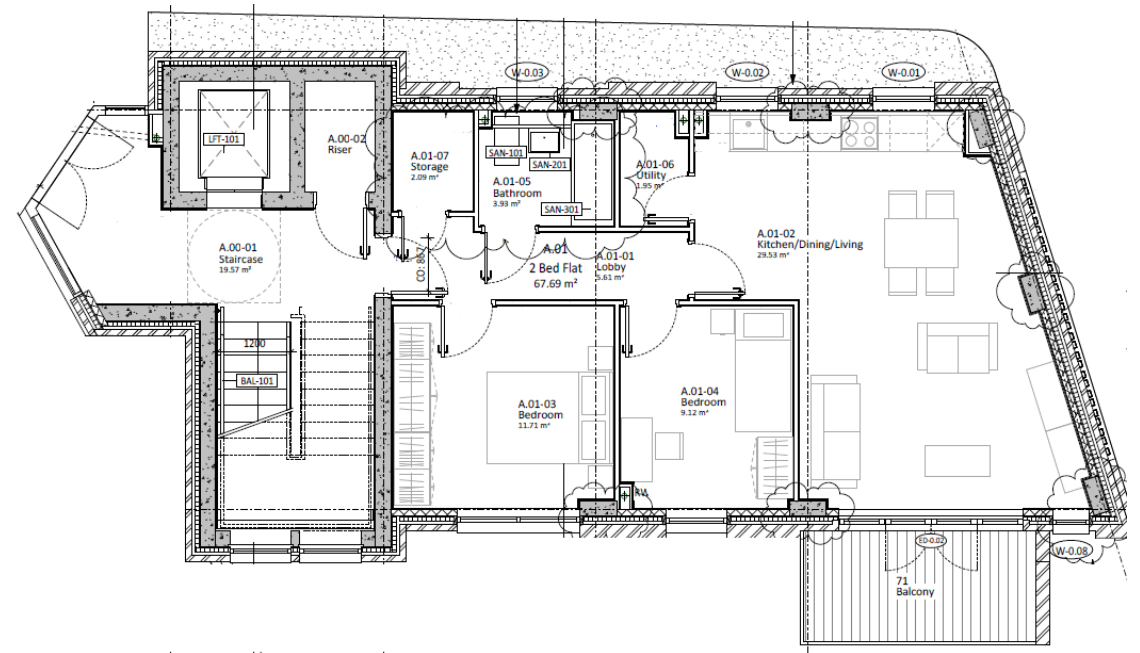
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Lower Ground Floor: Apartment 1



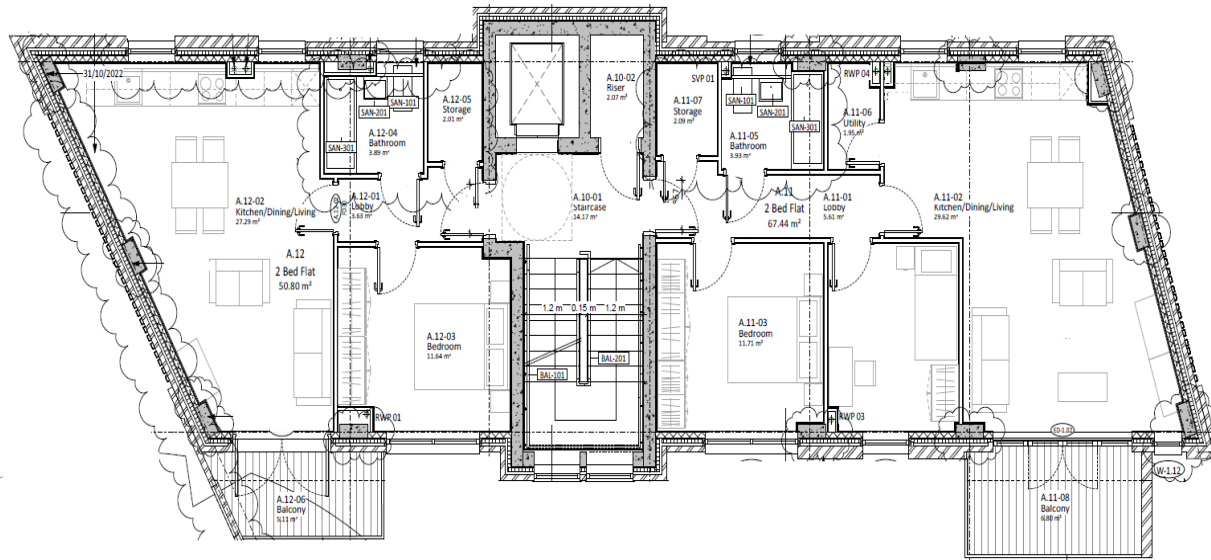
Ground Floor: Apartment 2

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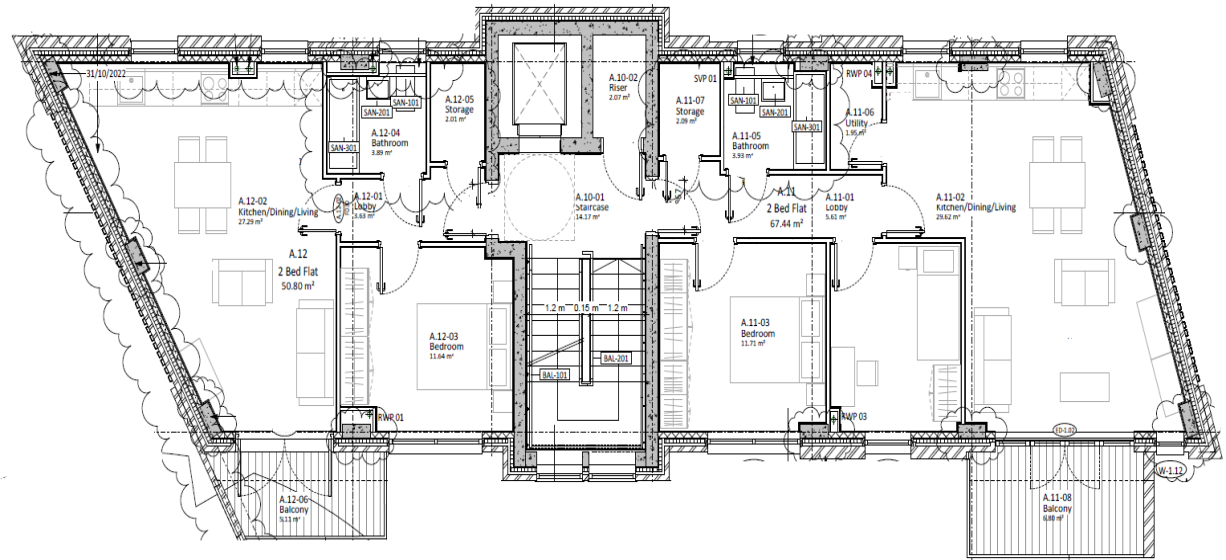
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First Floor: Apartments 3 & 4



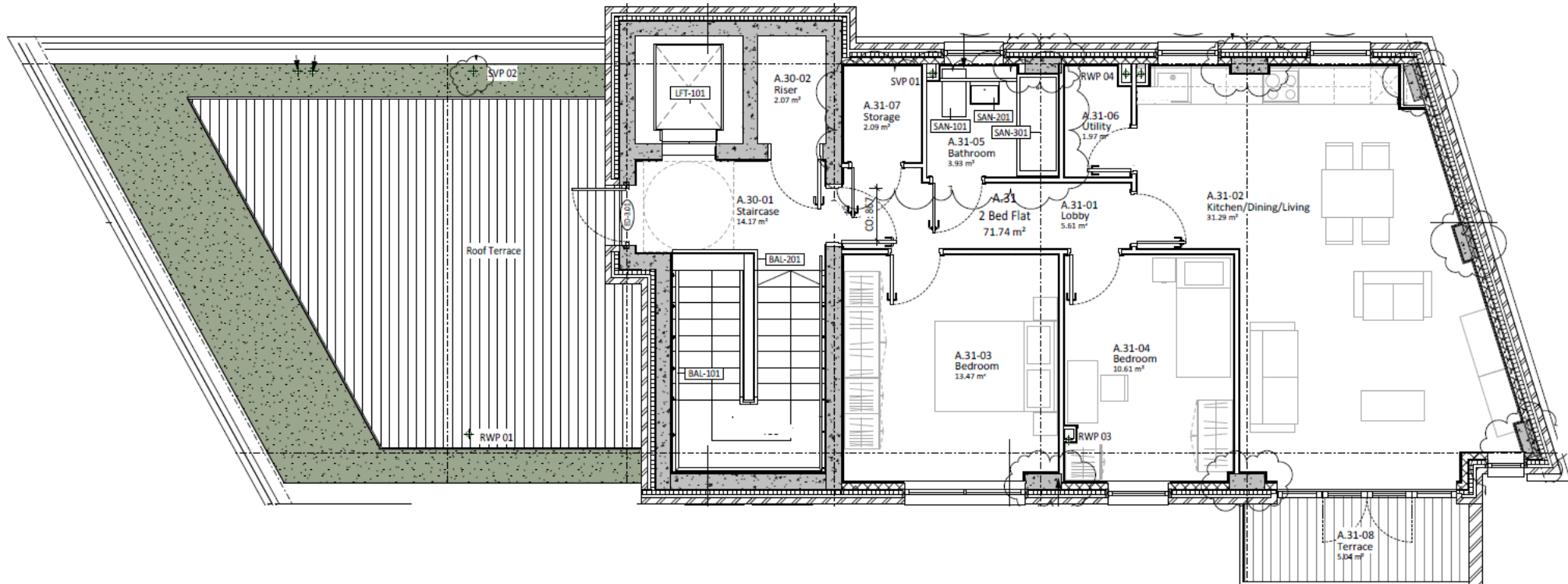
Second Floor: Apartments 5 & 6

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Third Floor: Apartment 7 & Communal Roof Terrace



Development Opportunity: Land at Rear

The 2 x four storey semi-detached houses (4-bed each) would benefit from private terraces and garages, providing the following accommodation and dimensions:

House 1: 140 sq m (1,507 sq ft)

Lower Ground Floor: Garage, storage, utility

Ground Floor: Kitchen, living/dining room, wc, terrace

First Floor: 2 bedrooms, 1 bathroom

Second Floor: 2 bedrooms (1 en-suite), balcony

House 2: 140 sq m (1,507 sq ft)

Lower Ground Floor: Garage, storage, utility

Ground Floor: Kitchen, living/dining room, wc, terrace

First Floor: 2 bedrooms, 1 bathroom

Second Floor: 2 bedrooms (1 en-suite), balcony

Total Apartments GIA: 444 sq m (4,782 sq ft)

Total Houses GIA: 280 sq m (3,014 sq ft)

Total Development GIA: 724 sq m (7,796 sq ft)

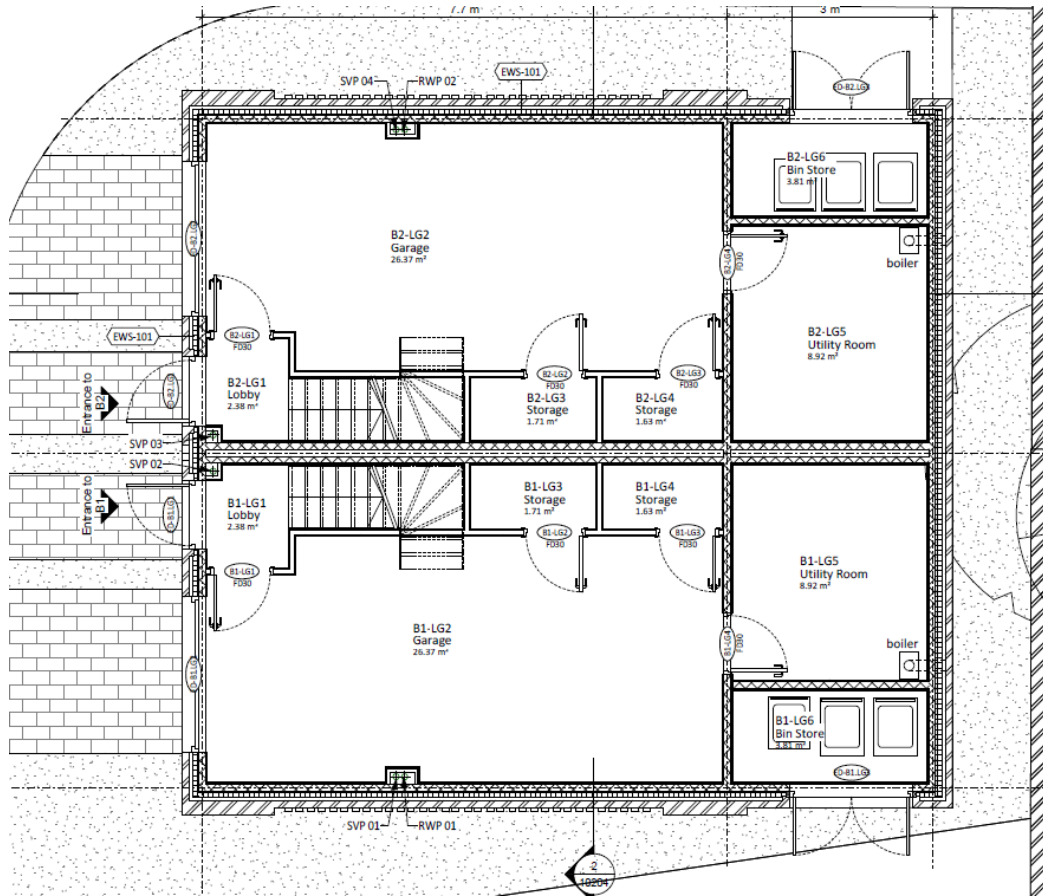


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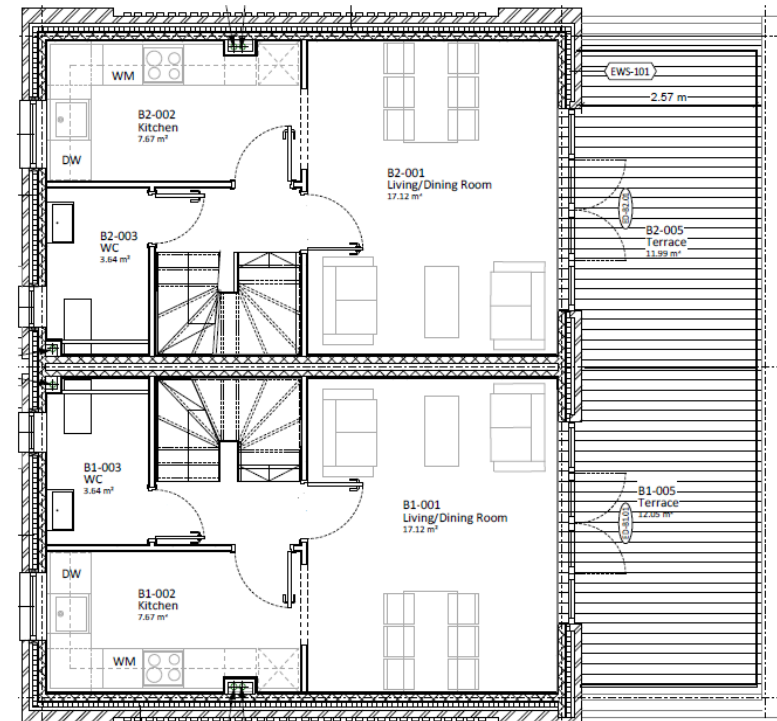
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Lower Ground Floor: Town Houses



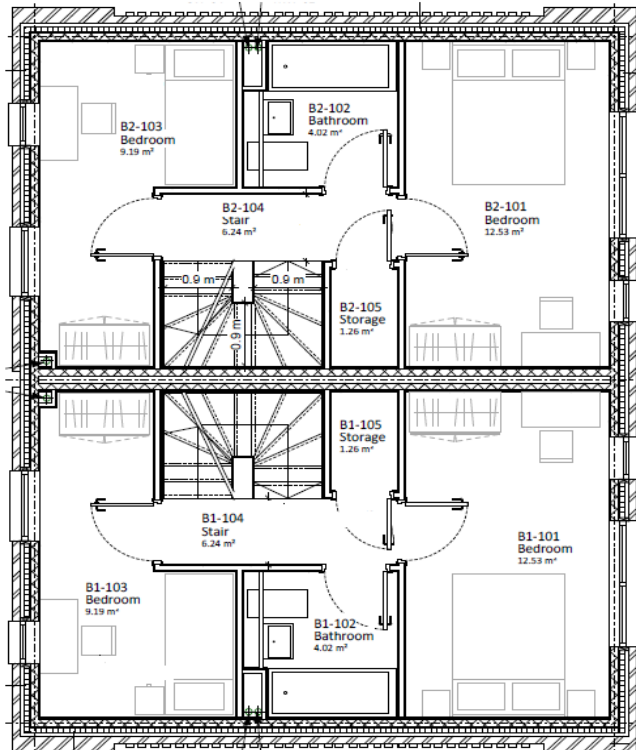
Ground Floor: Town Houses

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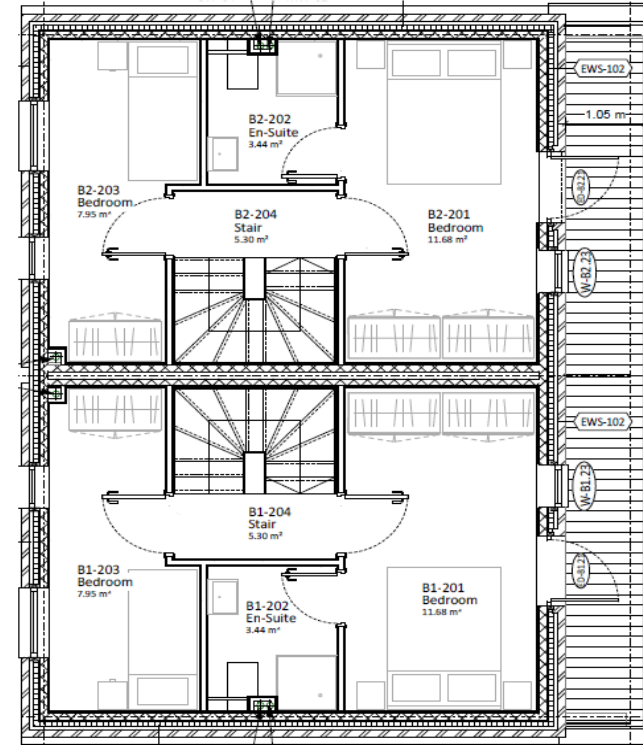
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First Floor: Town Houses



Second Floor: Town Houses

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Development Potential: Roof Extension

The two-storey roof extension would create 23 apartments (9 x 1-Bed, 5 x 2-Bed and 9 x 3-Bed), inc. private terrace for each apartment, providing the following accommodation and dimensions:

Proposed Fourth Floor:

- Apartment 1 (2B-3P): 61 sq m (657 sq ft)
- Apartment 2 (1B-2P): 50 sq m (538 sq ft)
- Apartment 3 (1B-2P): 50 sq m (538 sq ft)
- Apartment 4 (1B-2P): 50 sq m (538 sq ft)
- Apartment 5 (2B-4P): 70 sq m (753 sq ft)
- Apartment 6 (1B-2P): 50 sq m (538 sq ft)
- Apartment 7 (3B-4P): 77 sq m (829 sq ft)
- Apartment 8 (3B-4P): 74 sq m (797 sq ft)
- Apartment 9 (3B-4P): 78 sq m (840 sq ft)
- Apartment 10 (3B-4P): 74 sq m (797 sq ft)
- Apartment 11 (1B-2P): 51 sq m (549 sq ft)
- Apartment 12 (3B-5P): 86 sq m (925 sq ft)

Proposed Fifth Floor:

- Apartment 13 (1B-2P): 52 sq m (560 sq ft)
- Apartment 14 (1B-2P): 50 sq m (538 sq ft)
- Apartment 15 (3B-5P): 94 sq m (1,012 sq ft)
- Apartment 16 (2B-3P): 63 sq m (678 sq ft)
- Apartment 17 (1B-2P): 51 sq m (549 sq ft)
- Apartment 18 (3B-4P): 77 sq m (829 sq ft)
- Apartment 19 (2B-4P): 70 sq m (753 sq ft)
- Apartment 20 (3B-4P): 76 sq m (818 sq ft)
- Apartment 21 (2B-4P): 70 sq m (753 sq ft)
- Apartment 22 (1B-2P): 50 sq m (538 sq ft)
- Apartment 23 (3B-4P): 83 sq m (893 sq ft)

Total Proposed Residential GIA: 1,507 sq m (16,220 sq ft)

Total Residential GIA inc. Balconies: 1,658 sq m (17,846 sq ft)



Existing Elevations



Proposed Elevations

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Proposed Fourth Floor: Crown Point



Proposed Fifth Floor: Crown Point

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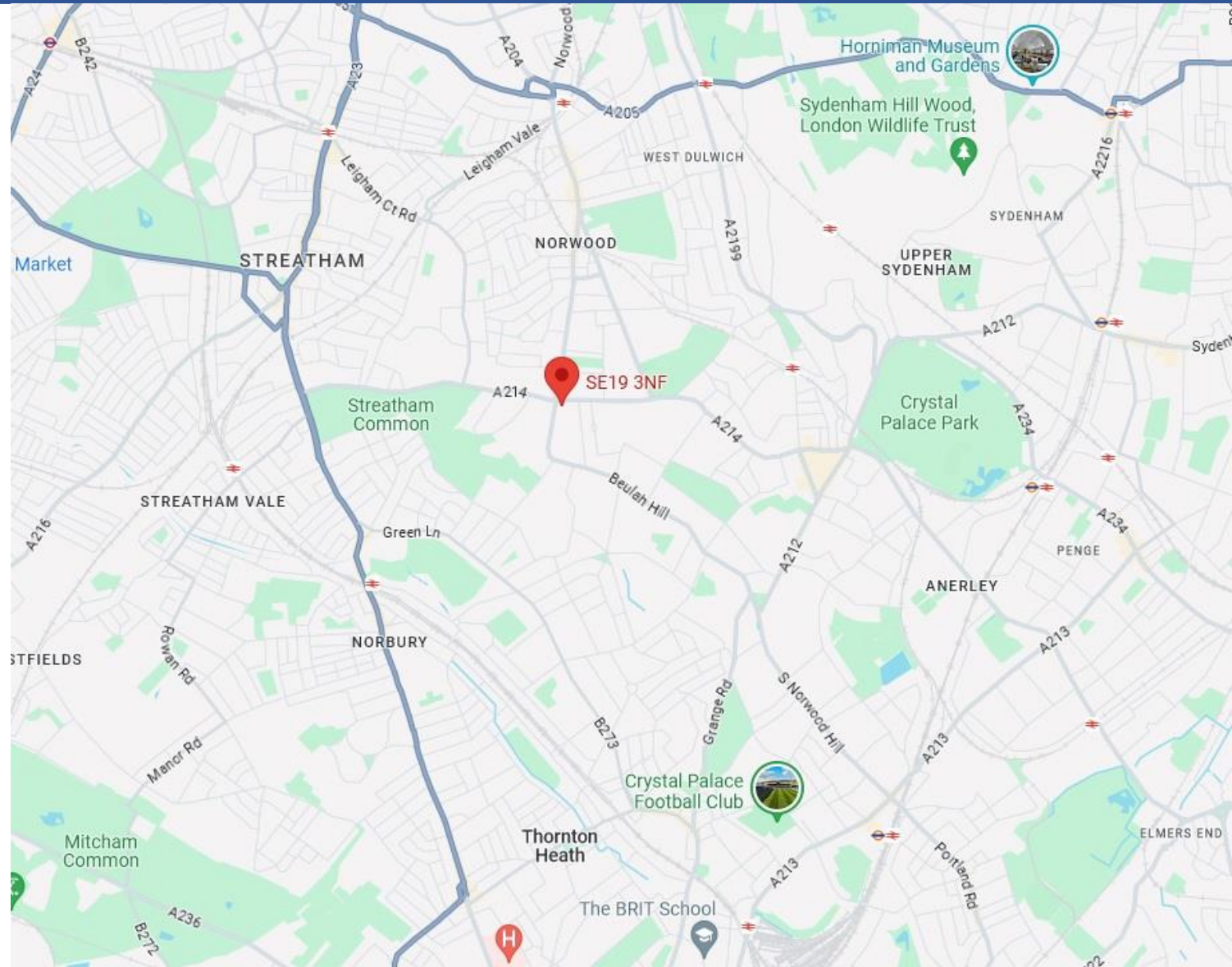
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Location:

Norwood New Town forms part of the larger district of Upper Norwood. It lies between West Norwood and Upper Norwood (to the north and south respectively) and with Norwood/Crystal Palace to the east and Streatham west. It is approximately six miles south of Charing Cross station. The property is situated to the rear of Crown Point, which occupies prominent location on the junction between A215 Beulah Hill and A214 Crown Dale. Lidl and Tesco Express are situated opposite the property, while retail occupiers at Crown Point retail parade include barbers, pharmacy, post office and restaurants, providing great convenience for future residents.



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Contacts:

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