

THEOBALD ROAD, CROYDON, LONDON CR0

Guide Price £1,000,000 Freehold



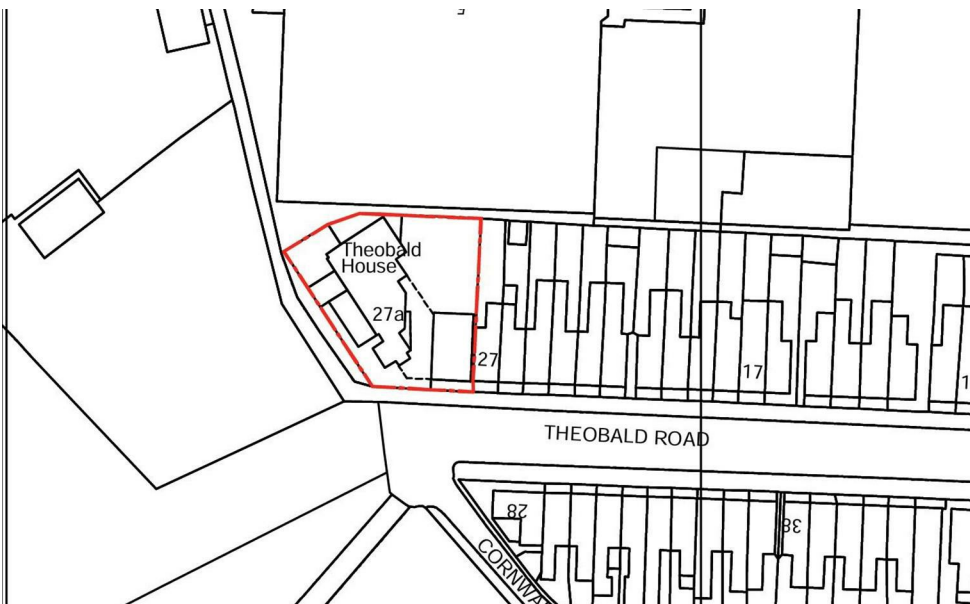
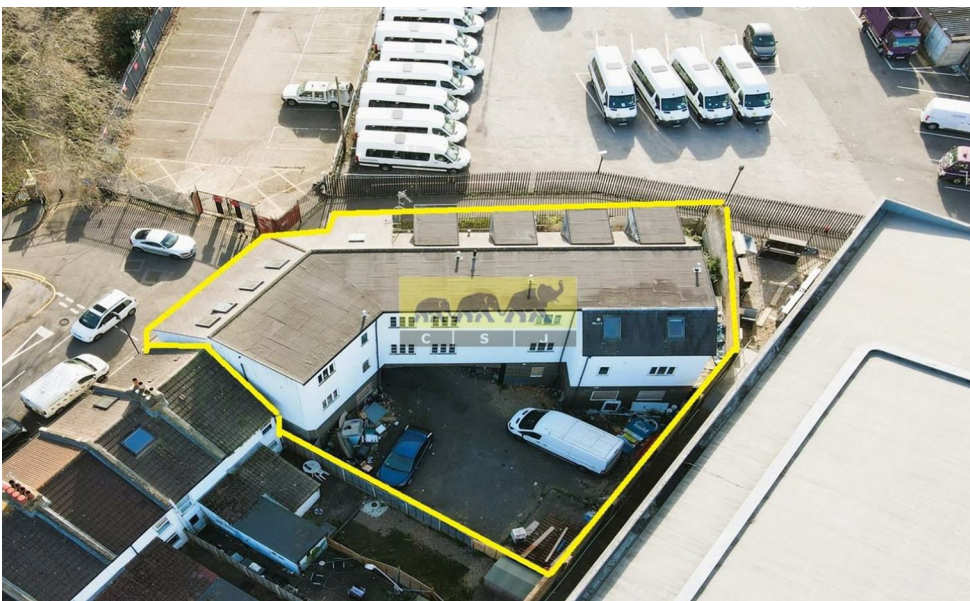
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Location

Located in the heart of Croydon, 27 Theobald Road offers a convenient living experience. It is close to West Croydon Station (2-minute walk) and East Croydon Station (12-minute walk), providing easy access to London. Multiple bus routes are also nearby.

For shopping, Centrale and Whitgift Shopping Centres are just a 3-minute walk away, while Surrey Street Market is an 8-minute walk. Purley Way, with its large homeware stores, is a 10-minute bus ride away. This location combines transport convenience with a lively shopping scene.

Description

Freehold development opportunity for sale

The existing property is a block of flats that was constructed not in accordance with the approved planning at the time and is now considered unlawful.

The current owners have obtained a new consent to extend and remodel the building creating a more desirable scheme comprising 8 x apartments all for private sale

GIA - Existing & New Extension

Ground floor: Existing 173 sqm (New build 73 sqm including infill of undercroft)

First floor: Existing 209 sqm (New build 23 sqm)

Second floor: Existing 141 sqm (No new build)

Third floor: New build 74 sqm

Accommodation schedule

Flat 1: 3 Bedroom/4-person 82sqm Garden 42qm

Flat 2: 1 bedroom/2-person 53sqm Garden 38sqm

Flat 3: 3 bedroom/6-person 105sqm Garden 12sqm plus terrace 5sqm

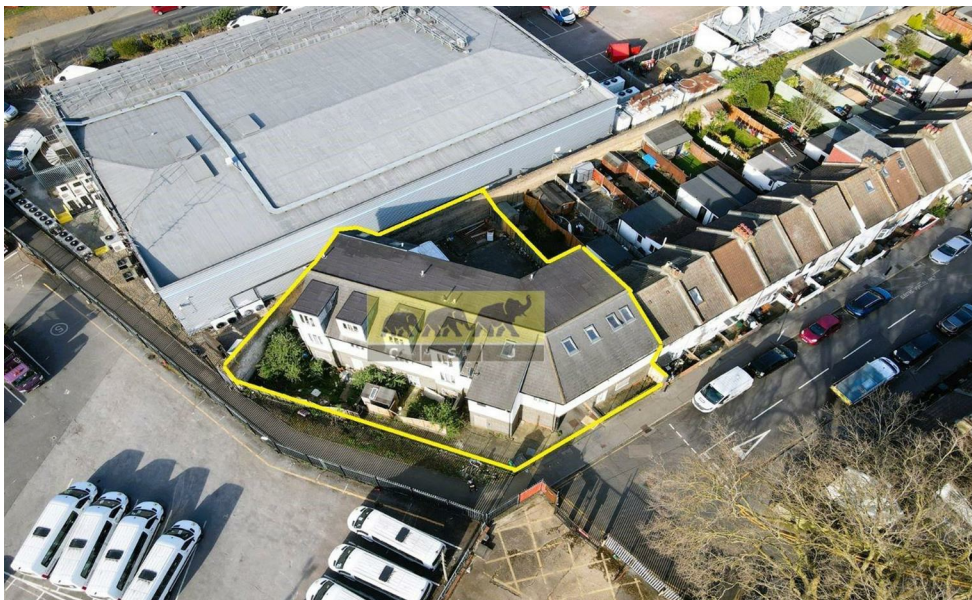
Flat 4: 3 bedroom/4-person 81sqm Balcony 7sqm

Flat 5: Studio flat 45sqm Winter Garden 5sqm

Flat 6: 1 bedroom/2-person 50sqm Terrace 19sqm

Flat 7: Studio flat 45sqm Winter Garden 5sqm

Flat 8: 2 bedroom/3-person 65sqm Terrace 10sqm



Planning

Planning granted by Croydon borough council ref: 24/03417/FUL for.... Part retention, alterations and remodelling of building, including partial demolition, 2 storey side/rear extension, 2/3 storey front extension, infill extensions and an additional storey in the form of a mansard roof to form a part 4 storey and part 2 storey building to provide 8 residential units and associated hard and soft landscaping, outdoor amenity spaces and roof top solar panels.

Terms

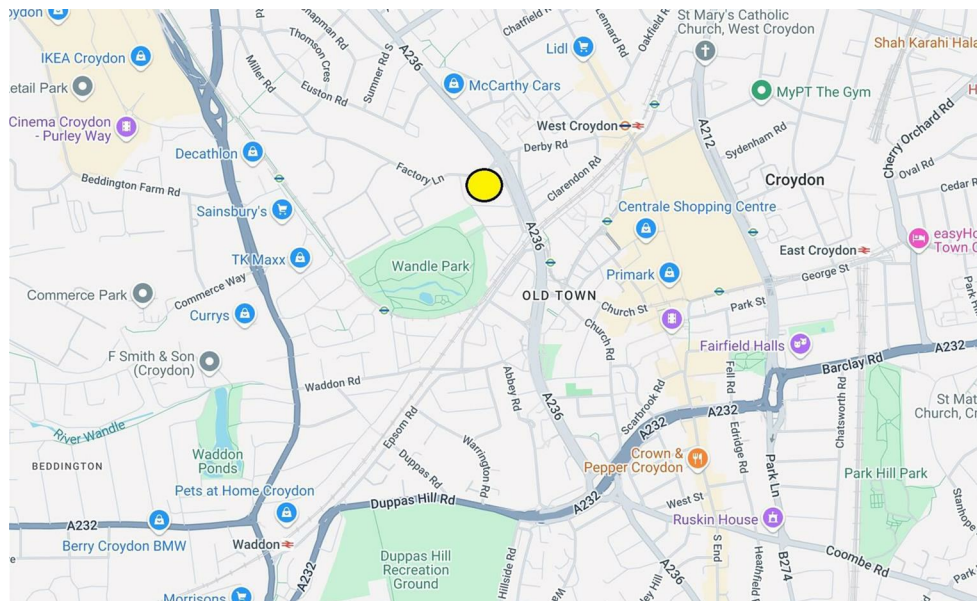
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Viewings

Viewings are strictly by appointment only

Contact Sole agents

Christopher St James 020 8296 1273



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