



**269 VIOLET LANE (R), CROYDON, LONDON,
CR0 4HN**

Guide Price £300,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Freehold development opportunity for sale

Existing two bedroom maisonette with planning granted to convert the garage below and basement area to create a brand new 50 sqm studio flat with garden and parking space

Ground rent income of £100 pa

Location

269 Violet Lane, Croydon, CR0 4HN is conveniently located in a residential area with strong transport links and access to local amenities. The nearest train station is Waddon, less than a mile away, offering Southern rail services for direct connections to London and the South East. Several bus stops, including Heath Close, Bramley Hill, and Crowley Crescent, are all within a short walk, providing regular services to Croydon town centre and surrounding areas.

For tram services, Church Street Tram Stop is the closest, about a 22-minute walk from the property, giving access to the Tramlink network for connections across Croydon and to Wimbledon

Planning

Planning was granted in October 2022 REF: 22/00584/FUL for

Partial conversion of the lower ground floor into a studio flat, with single storey rear extension to facilitate an associated rear lightwell, and changes to facade at lower ground floor level | 269 Violet Lane Croydon CR0 4HN

Terms

Guide Price £300,000

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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