



All enquiries Ref: Callum Glenn



- **Freehold Semi-Detached Building**
- **Significant Potential (stpp)**
- **Full vacant Possession.**

Location:

The property is located fronting Lansdowne Road at its' junction with St James Road (A222) close to the heart of Croydon Centre which offers a comprehensive range of shopping facilities and recreational pursuits. East Croydon Station and Tram link is within some 10 minutes' walk to the south whilst the heart of Croydon's shopping area is a similar distance to the west. The area also benefits from great road links which includes the A23 to the west providing access south to the M25 or north into southwest London.

Description:

The property comprises this two floor semi detached building with front forecourt parking. To the front is a retail area of some 180 sq ft with further accommodation to the rear including a kitchen area and bathroom whilst above at first floor level there are two rooms. The entire property extends to some 79 sq m (851 sq ft).

Potential:

It is understood that until recently, the entire property has been in commercial use. It offers scope for a variety of purposes and/ or development which could include, subject to all necessary consents, conversion or part conversion of the rear ground and entire first floor to create a self-contained maisonette. Purchasers considering alternative uses for the building or development are deemed to rely solely on their own enquiries as to consents required for such use or development.

EPC Rating: C

To View:

Strictly and Only by prior arrangement with the Auctioneers.

