



All enquiries Ref: Callum Glenn

- **Leasehold Basement Development (stpp)**
- **Freeholders Consent to Create Flat**
- **Full Vacant Possession.**

Location:

The property is in this residential street which leads off the north side of Sydenham Road and close to Home Park. Within the surrounding area there is a good range of shopping facilities and recreational pursuits with outdoor spaces such as Home Park and Mayow Park with Crystal Palace Park to the southwest. Public transport links include local bus services whilst both Lower Sydenham and Sydenham/Kirkdale stations are less than 1 mile from the property.



Description:

The property comprises the basement area of this two floor building with the ground and upper floors arranged as flats. Whilst a purchaser will require requisite planning consents and building regulations the property is sold with the benefit of freeholders consent to carry out works including excavation to create a new self-contained flat with separate entrance.

EPC Rating:

Not Applicable

Council Tax Band:

Not Applicable

Tenure:

Held on a lease for a term of 125 years from 25/03/2014