



Sanderson  
Weatherall

**FREEHOLD FOR SALE**



231 CAMBERWELL NEW ROAD, LONDON, SE5 0TH

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- Freehold for Sale
- Planning permission granted for refurbishment and conversion from offices to a 3 bed live/work unit
- Rear Garden

### Location

The property is located on the northern side of Camberwell New Road, equidistant between Oval to the west and Camberwell to the east; It forms part of a parade of predominantly retail and commercial units, many of which may have residential use to the upper floors. Wyndham Road is located just to the west, and off this road is the rear service road which also provides access to the rear of the property. The nearest underground station is Oval (Northern Line)

### Description

A mid-terrace building located over lower ground to second floor currently providing cellular office space.

### Accommodation

Second Floor	30.17 sq m	325 sq ft
First Floor	30.44 sq m	328 sq ft
Ground Floor	31.41 sq m	338 sq ft
Lower Ground Floor	14.55 sq m	157 sq ft
<b>Total</b>	<b>106.57 sq m</b>	<b>1,148 sq ft</b>

### Planning

The property is currently used as offices. Planning permission has been granted for refurbishment and conversion from offices (E use class) to a 3 bed live/work unit (sui generis use class) with two rear car parking spaces – further details on request.

### Energy Performance Certificate (EPC)

Available on request.

### Terms

The property is to be sold on a freehold basis.

Offers are sought in excess of £600,000 (Six Hundred Thousand Pounds).

### VAT

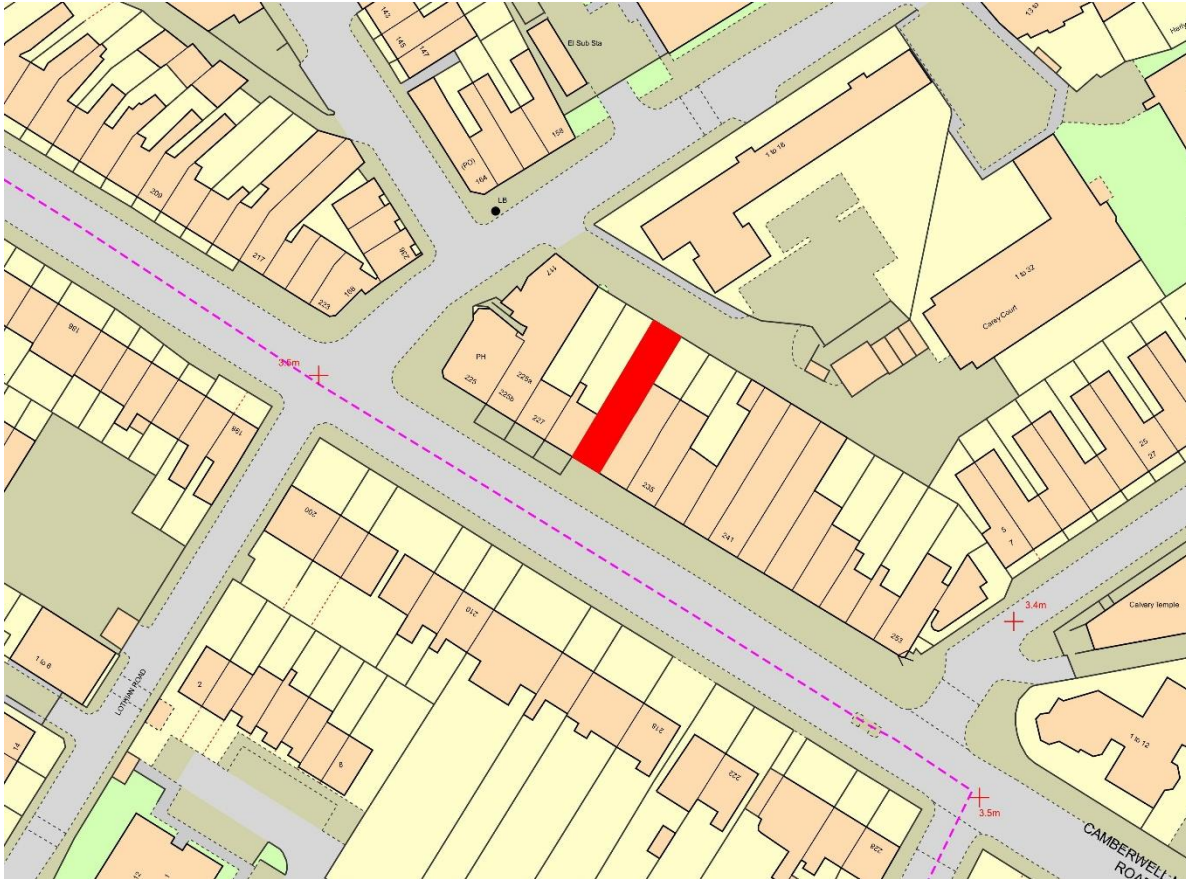
All figures are quoted are exclusive of VAT.



All appointments must be arranged via:

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**Sanderson Weatherall LLP**  
**020 7851 2106**  
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**First Floor**  
**13 Austin Friars**  
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