

**SHEPHERD COMMERCIAL**

**FORMER PRIVATE HOSPITAL  
SET WITHIN WOODLANDS  
OF 2.34 ACRES**

**FOR SALE**

**Knee Hill, Abbey Wood, London, SE2 0GD**

shepcom.com

Size – 2.34acres (102,750sqft)

01564 778890



**£7,800,000**

## Key Features

- Private hospital for over 35 years
- Formerly The Belvedere Clinic
- 12 minute walk from the Elizabeth line (Abbey Wood Station)
- Set in 2.34 acres of private woodland

## Location

Set behind an opulent gated entrance and driveway Cavendish House, Knee Hill, Abbey Wood is located in south-east London, 10 minutes walk from Abbey Wood Station and within the Royal Borough of Greenwich. Nestled in a non-listed 300 year old manor country house, just 8 miles east of Canary Wharf, the property serves a population of over 9 million within a 30 mile radius.

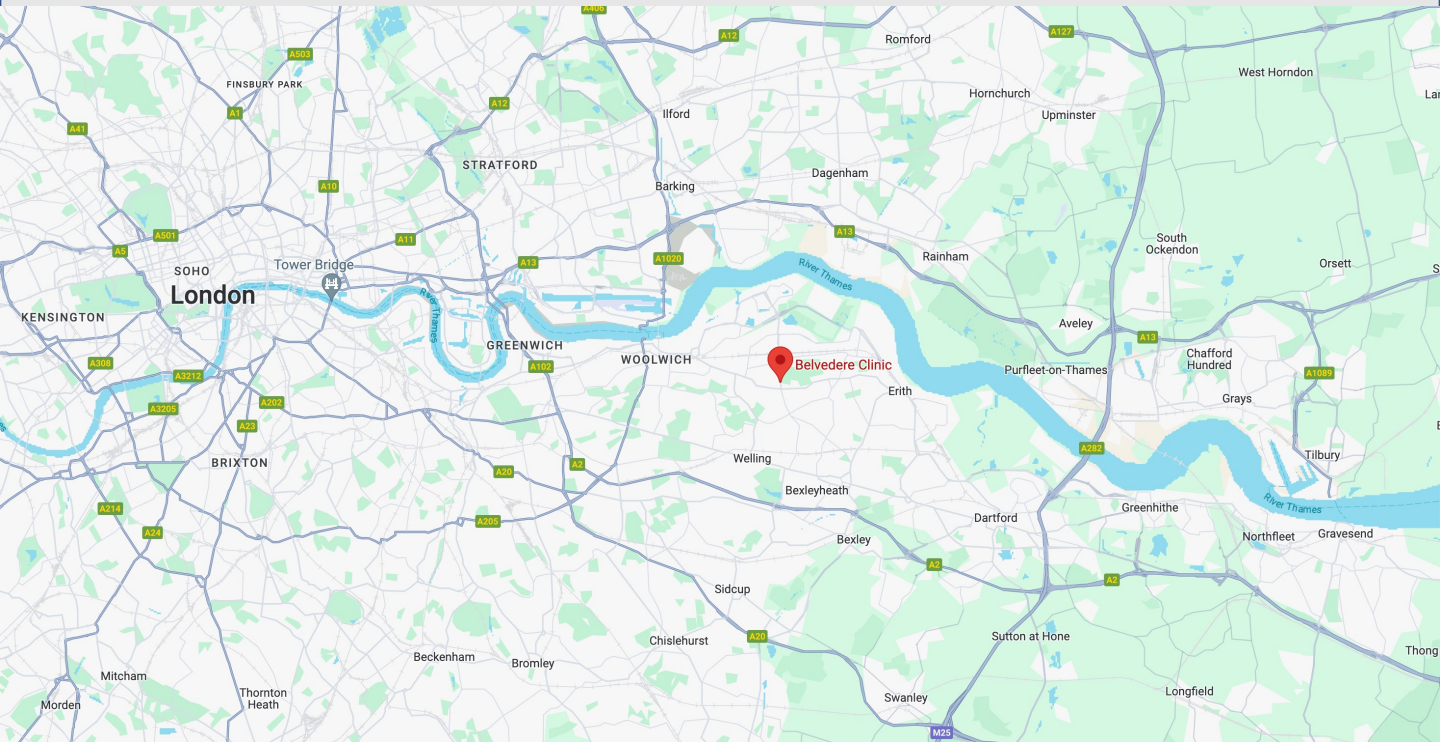
## Description

Currently reverted to Class E use, formerly D1, the property consists of a total site area of 2.34 acres, a country manor house, paved driveway and consists of operation theatres, consulting rooms, bedrooms, receptions and staff rooms. Previously the nation renown The Belvedere Clinic, the site is equipped with both staff and patient parking.

Formed of cream and beige frontages and framing, the property is lined with pebble dash lineages within elements of original manor-styled oak finishing throughout. The roof comprises both flat felt and pitch slated tiling along with dark-timber theming across the interior.

Below the country home sits a basement for storage.

## Map



## Tenure

The property is to be marketed to the freehold open market for the sum of £7,900,000.

Size: 2.34 acres

GIA: Approximately 7,000sqft.

Available with fixtures and fittings.

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

## More information

EPC – Available on request

Services – We understand all mains services are connected to the property.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

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