



56 AMERSHAM ROAD
LONDON SE14 6QE

HOUSE DEVELOPMENT OPPORTUNITY WITH SEPARATE GARAGES
FREEHOLD, ZONE 2, SE LONDON

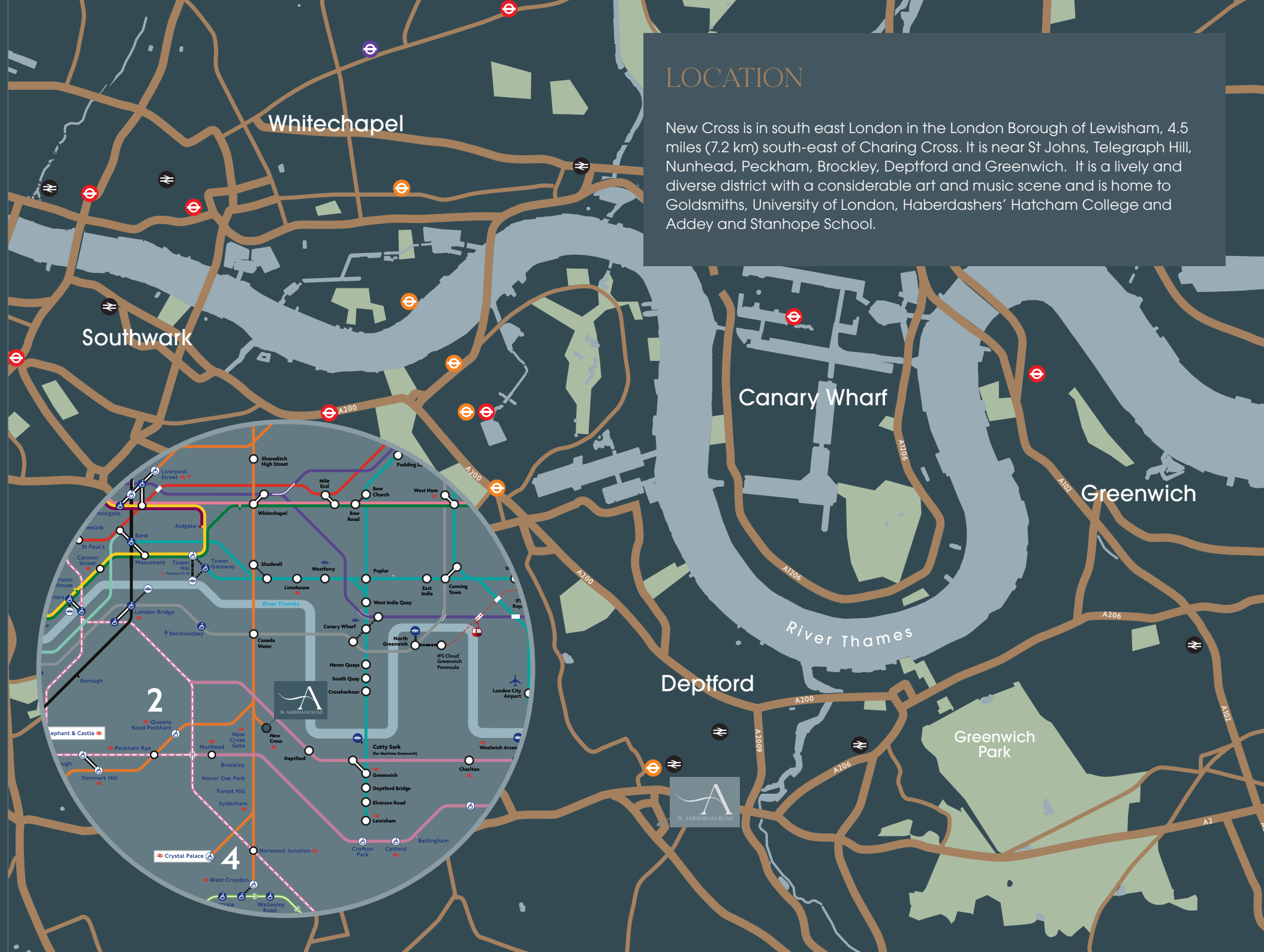
NIGHTINGALE
PARTNERS



THE OPPORTUNITY

- Opportunity for owner occupiers and developers
- Freehold house for sale with full vacant possession
- 0.07 acre site situated in a predominantly residential area surrounded by a mixture of housing and schools
- Located an approximate 5 minute walk to New Cross train station and overground (Zone 2) – 5 minute train journey to London Bridge
- The existing 4 bedroom house provides a gross internal floor area of approximately 156.9 sq m (1,688 sq ft) plus 3 separate garages which are detached from the house and provide 41.7 sq m (449 sq ft)
- Excellent potential to convert/ redevelop/ extend the existing property for residential use
- Potential for more massing on the site to convert to 7 flats to provide 365.2 sq m (3,931 sq ft), subject to planning - not listed and not in a conservation area
- Offers invited for the freehold interest with vacant possession, on an unconditional basis





LOCATION

New Cross is in south east London in the London Borough of Lewisham, 4.5 miles (7.2 km) south-east of Charing Cross. It is near St Johns, Telegraph Hill, Nunhead, Peckham, Brockley, Deptford and Greenwich. It is a lively and diverse district with a considerable art and music scene and is home to Goldsmiths, University of London, Haberdashers' Hatcham College and Addey and Stanhope School.

TRANSPORT



TRAIN

The area is served by two railway stations, New Cross and New Cross Gate, which are both on the East London overground line in Zone 2.

New Cross train station serves London Bridge (5 minute journey time), Cannon Street (9 minutes), Orpington (27 minutes) and East London line (two stops to Canada Water which is on the Jubilee line).

New Cross Gate train station has services to London Bridge and to London Victoria, East Croydon, Gatwick Airport and is also on the East London overground line, which runs north to south through the east of London.

Nunhead train station is also close by and in Zone 2 and provides connections to Victoria, Blackfriars, City Thameslink, Farringdon and St Pancras.



ROADS

Three major roads meet in New Cross: the A202 (Queen's Road) which runs from New Cross to Victoria, the A2 (New Cross Road) which runs from London to Canterbury and Dover, and the A20 (Lewisham Way) which runs from New Cross to Folkestone and Dover.



BUSES

Numerous bus routes serve the area.



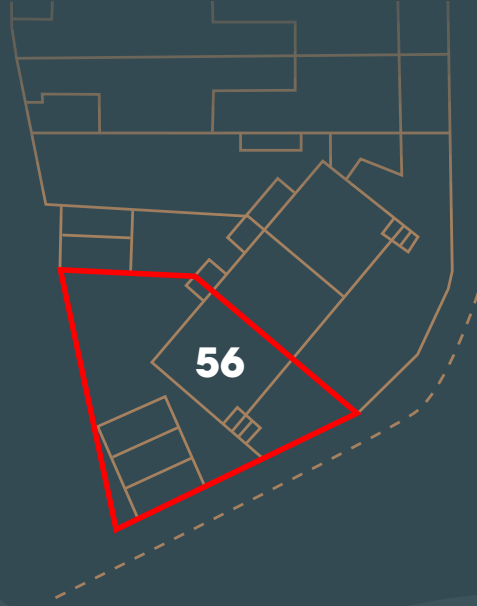
SITUATION

Amersham Road is a residential street, just minutes from the high street and public transport. It leads to the north to New Cross train and overground station which is an approximate 5 minute walk from the subject property and 15-acre, Fordham Park is a 7 minute walk. Numerous buses serve Amersham Road and there are plenty of local independent shops and supermarkets within easy walking distance. Amersham Road connects with Lewisham Way (A20) at the southern end of the street.

Goldsmiths, University of London, a top 10 London University, is a 5 minute walk from the property. The University has 10,000 students at undergraduate and postgraduate levels and specialises in the arts, design, humanities and social sciences.

THE SITE

The site is predominantly triangular in shape and totals approximately 0.028 hectares (0.07 acres).



DESCRIPTION

The main building provides accommodation in a semi-detached, end of terrace, period property on ground, lower ground and two upper floors. It currently provides a 4 bedroom 1 bathroom home, with a kitchen and dining room on lower ground floor, two interconnecting rooms on ground floor with four rooms, a bathroom and separate WC between the 1st and 2nd floors. There is a garden to the rear and to the side of the property is a single storey building with three garages around a central courtyard area.



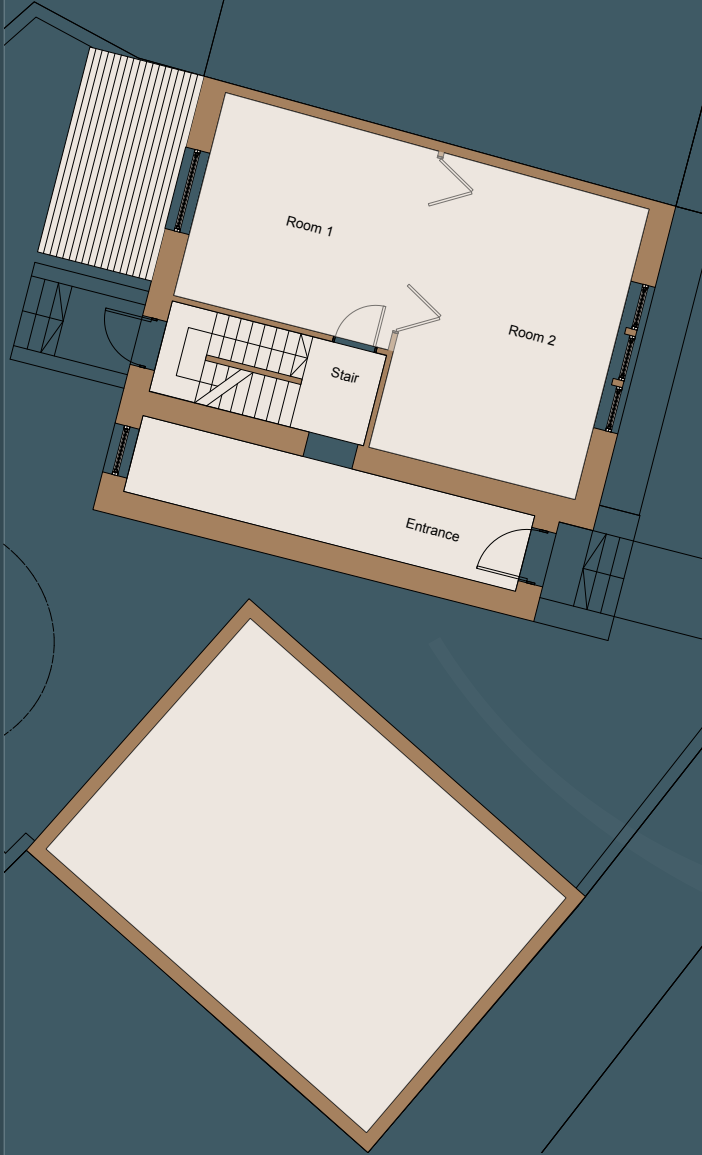
ACCOMMODATION

The property currently provides a total internal sales area (excludes communal corridors and stairs) of approximately 156.9 sq m (1,688 sq ft) with the following breakdown:-

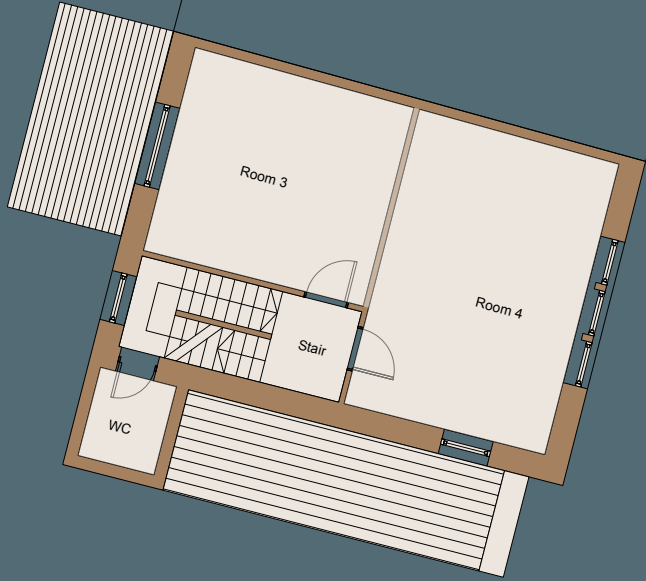
FLOOR	SQ M	SQ FT
Lower Ground	50.2	540
Ground	35.5	382
First	37.2	400
Second	34.0	366
Total	156.9	1,688

In addition, there are 3 separate garages, detached from the house which provides an internal floor area of 41.7 sq m (449 sq ft).

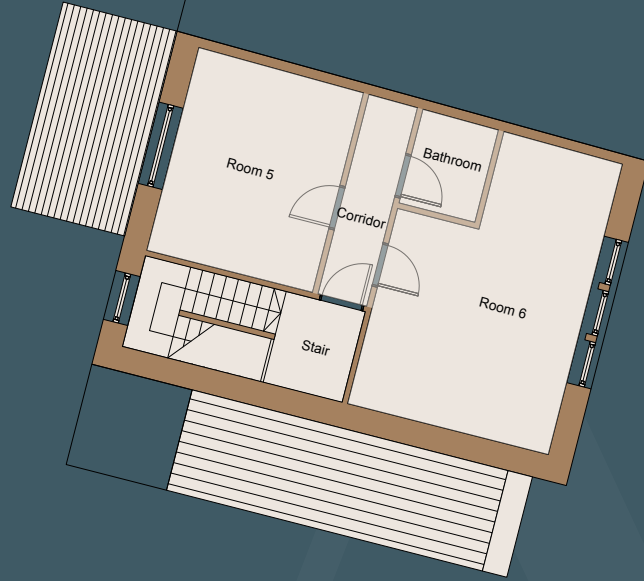




Ground Floor



First Floor



Second Floor

TENURE

The property is held freehold and available with full vacant possession.

DEVELOPMENT

The site lies in the London Borough of Lewisham. The property adjoins residential properties in a terrace to one side and a private access lane to the other (not within the title).

The vendor has had indicative architect's plans drawn to show a four storey property (as existing) with an extension to replace the garages on the southern side to more than double the size of the existing area. This will provide for a seven flat scheme on lower ground, ground and two upper floors to incorporate one, 4 bed flat, three 2 bed flats and four 1 bed flats, some with balconies. The total gross internal floor area on this basis is approximately 365.2 sqm (3,931 sq ft) together with two balconies and a terrace (32.9 sq m / 354 sq ft) with the addition of a large communal garden area to the rear. Drawings and breakdown floor areas are available upon request. Prospective buyers are advised to make their own enquiries.



RESIDENTIAL MARKET

New Cross and the surrounding area of Telegraph Hill and Deptford are popular locations for residential use due to the high levels of amenities and fast transport links to both the West End, City and Central London.

Average property prices in New Cross are approximately £714 per sq ft for semi detached houses (source: Dataloft, Land Registry, DLUHC). In the Telegraph Hill area of New Cross this rises up to £900 per sq ft.

Rental values for a 2 bed apartment range from £1,900- £2,600 pcm; a modern, newly refurbished, 3 bed, 2 bathroom apartment on Amersham Road is advertised at £3,000pcm. Apartments / houses often attract students from Goldsmiths, University of London. A detached 6 bed, 3 bath house on Lewisham Road let for £5,000 pcm and on Exeter Way a 6 bed, 5 bath house was recently advertised at £5,850pcm.



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VAT

The property is not elected for VAT.

EPC

The property has a Domestic EPC rating of D 59.

PROPOSAL

We are instructed to seek unconditional offers for the freehold interest with vacant possession, subject to contract.

ANTI MONEY LAUNDERING (AML)

The successful bidder will be required to provide AML information in accordance with HMRC regulations when Heads of Terms are agreed.

VIEWINGS

Viewing days will be arranged through sole agent, Nightingale Partners.

CONTACT

Should you have any queries or wish to make an inspection, please contact:

NIGHTINGALE PARTNERS

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