

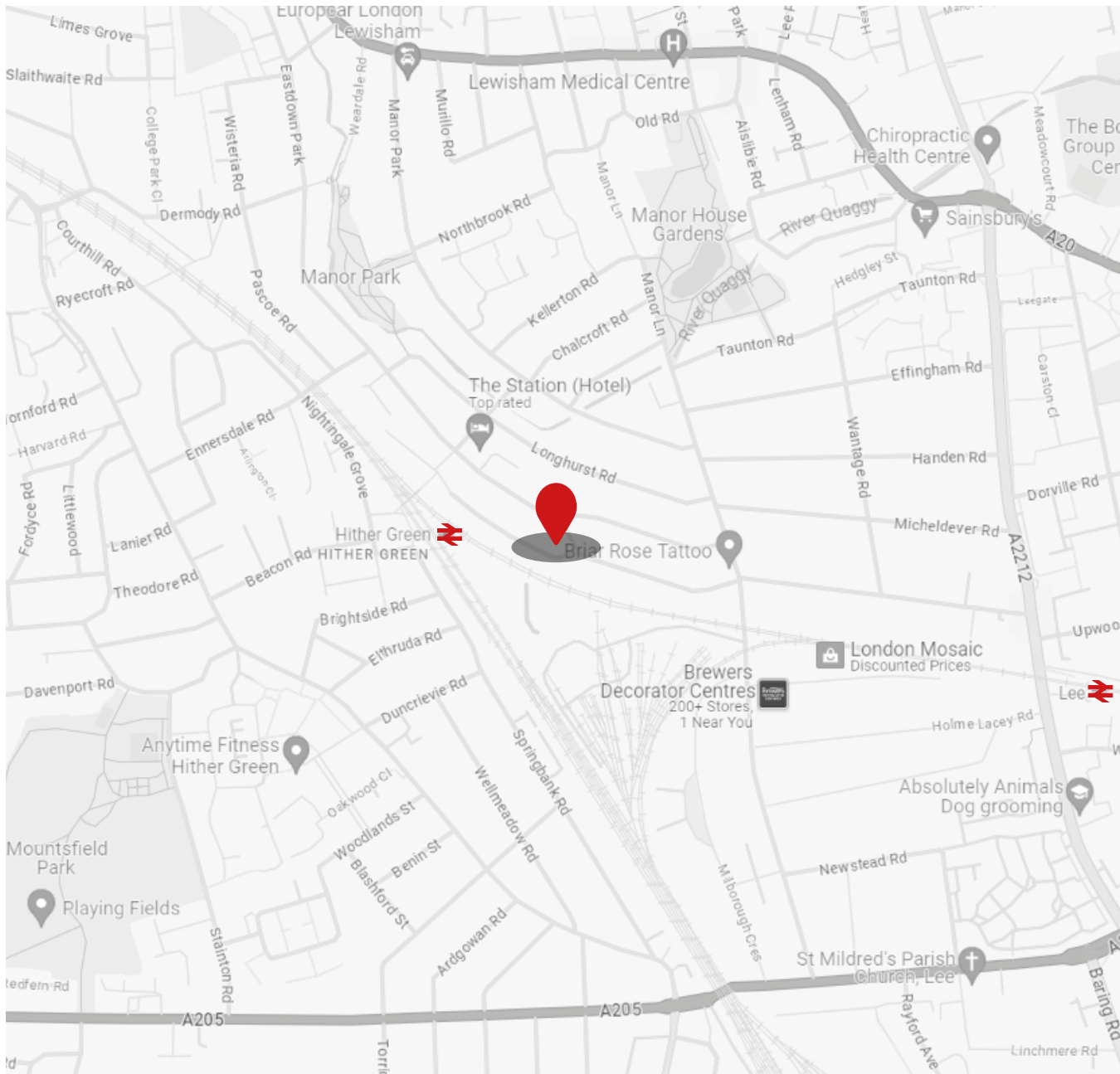
**PRICE
REDUCTION**



68b Fernbrook Road, Hither Green, London SE13 5NF

Attractive former stable for sale with potential for various uses





- Attractive freehold former stable
- For sale freehold in shell condition
- Recent new roof
- c.395sqft GIA
- Suitable for retail/office/workshop
- Close to Hither Green Station
- OIRO £175,000 F/H

Description

This attractive detached former stable is offered for sale with vacant possession, and is well located just a few hundred yards from Hither Green's busy station and local shopping parade.

Whilst only extending to c.395sqft GIA, the property serves as the ideal blank canvas for a quirky office, workshop, shop or studio. The roof has recently been replaced and there is mains drainage and electricity, but beyond that, the property is a shell.

Location

The subject property is positioned on the Northern side of Fernbrook Road close to the junction within Fernbrook Crescent.

Hither Green Station is within just a few hundred yards and serves as one of South East London's busiest transport hubs. Journey times to London Bridge, Cannon Street, and Charing Cross are as short as 11, 19 & 20 minutes respectively.

The accessibility to London and attractive period housing stock has made Hither Green one of the most sought-after and affluent local suburbs in recent years. That demand in turn has resulted in a busy local shopping parade along nearby Staplehurst Road.

Services

The property benefits from electricity and mains drainage, but has no water or gas supplies.



Property/Planning

The subject property comprises a detached period building arranged over two floors and extending to approx. 395sqft in all. The property is a bare shell with electricity and drainage supplies, but no mains water. There is no outside space included with, or available to the property.

Full planning permission was granted in December 2020 for change of use to B1(c) together with external alterations including raising the ridge and installation of a roof light. The roof works have been completed by our client, and under the new Planning Use Class Order B1(c) sits under the wider E use class.

Please note that the property falls under the minimum size required for a residential dwelling and is therefore not suitable for residential use.

EPC

The property is a shell with windows boarded. As such no EPC is available.

Terms & VAT

Offers in the region of £175,000 are invited for the vacant freehold interest, subject to contract only.

VAT is not applicable in this matter.

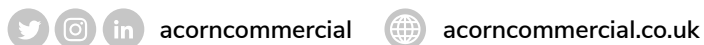
Viewings

All internal viewings are available by prior appointment with Acorn's Commercial & Development Division.



Contact

Steven Flannighan
020 7089 6555
commercial@acorngroup.co.uk



120 Bermondsey Street, London SE1 3TX 020 7089 6555
9 St Marks Road, Bromley, Kent BR2 9HG 020 8315 5454