

For Sale



7a Kent House Road, Sydenham, SE26

## Consented Development Opportunity Sydenham

- **Asking Price - £250,000**
- Planning granted for “Change of use of the basement and ground floors into a self-contained flat (Use Class C3)”
- Lower ground floor already excavated and site cleared

**Description**

An opportunity to acquire a freehold development site benefiting from full planning permission (Ref: DC/25/141339, Lewisham Council) for conversion into a spacious 3-bedroom, 2-bathroom maisonette across ground and lower ground floors, complete with outdoor space. Significant groundwork has already been completed, with the lower ground floor fully excavated and the site cleared. With a straightforward build profile, independent access, and no known party wall complications, this site is ideally suited to a small developer or experienced builder looking for a turnkey-ready project.

**Key highlights:**

- Full planning permission granted
- Independent access
- Private outdoor space
- No known party wall complications
- Excavation and site clearance already complete



New Homes

Land  
AgencyCommercial  
AgencyChartered  
Surveyors**All Enquiries:**

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## Location

The site sits on Kent House Road, in the heart of Sydenham, SE26. An increasingly sought-after pocket of south-east London known for its mix of period housing, green open spaces, and strong transport connectivity, making it popular with both owner-occupiers and renters.

Sydenham station is within easy reach and offers direct services into London Bridge in around 15–20 minutes, with regular trains also running to Victoria and Charing Cross. Lower Sydenham and Penge East stations are also close by, the latter providing further direct routes into Victoria, as well as connections towards Orpington and Sevenoaks. Sydenham station also serves the London Overground line with direct access into the city.

CGI's of proposed internals:

