

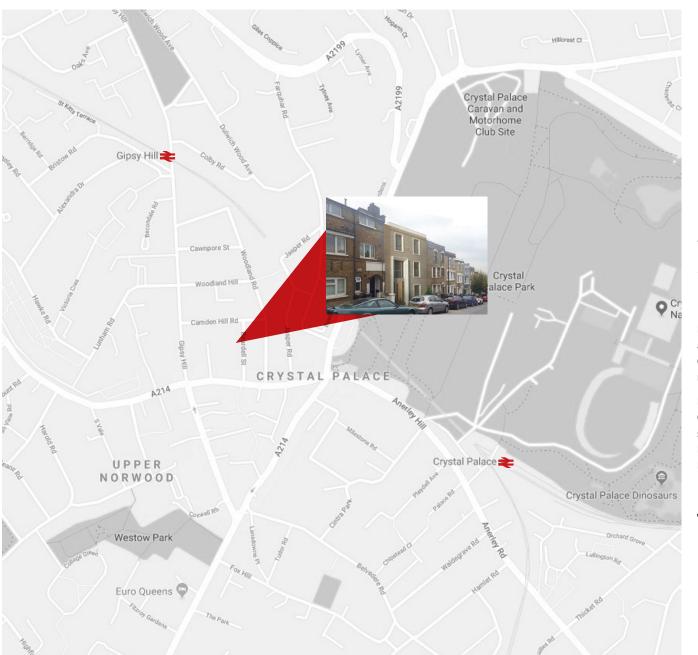
Land adjacent to 16 Beardell Street, Crystal Palace, London SE19 1TP Freehold development site with planning permission for 5 apartments



Description

Terms





- Vacant freehold plot
- Sold with planning permission for 5 apartments
- Contemporary 3 storey block
- Well-located close by to Crystal Palace 'triangle' and Railway Station
- OIEO £950,000 F/H

DESCRIPTION

An opportunity to acquire a freehold development site sold with planning permission for the erection for a 3 storey block comprising 5 apartments (2 x studio, 2 x 2 bed & 1 x 3 bed).

LOCATION

Positioned on Beardell Street the property is located in the heart of affluent Crystal Palace town centre directly adjacent to the popular Crystal Palace 'triangle' which offers an array of independent shops, restaurants and bars mixed in with typical high street amenities.

In terms of transport, the property is located 0.5 miles away from Crystal Palace Station which provides commuters with National Rail services to London Bridge, London Victoria, West Croydon, and Beckenham Junction and London Overground services between Highbury and Islington (via New Cross) and Whitechapel.



120 Bermondsey Street, London SE1 3TX T: 020 7089 6555

E: commercial@acorn.ltd.uk W: acorncommercial.co.uk

1 Sherman Road, Bromley, Kent BR1 3JH T: 020 8315 5454

Terms









Unit	Floor	Description	Sqm	Sqft
1	Lower Ground/Ground	3 bedroom split level apartment with sunken terrace + private garden	107	1,152
2	Lower Ground/Ground	2 bedroom split level apartment with sunken terrace + private garde	79	850
3	First	1 bedroom apartment with terrace	39	420
4	First	1 bedroom apartment	37	399
5	Second	2 bedroom apartment + roof terrace	76	818
Total			338	3,639

PLANNING

The property has been granted planning permission by Lambeth Council (subject to \$106 agreement which has now been agreed) for the 'Erection of 3 storey building plus basement including a front lightwell to provide 5 residential units, together with provision of cycle stores, refuse/recycling storages and private gardens.' Under ref: 18/00001/FUL.

PLANNING OBLIGATIONS

A Section 106 legal agreement has been agreed with Lambeth Council with costs totalling £60,502. In addition, Mayoral and Local CIL payments are payable in the region of £30,000.

FURTHER INFORMATION

Copies of a schedule of anticipated re-sale values, floorplans for the proposed development and other associated planning documents are all available upon request.

TFRMS

Offers in excess of £950,000 are invited for the freehold interest.

VAT

We understand that VAT in not applicable in this transaction.

VIEWINGS

The site can be viewed from the roadside.



For more information contact: Steven Flannighan 020 7089 6555

Meet the rest of the team...

This [brochure and its content] is copyright of Acorn Limited © 2016. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form.

Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



120 Bermondsey Street, London SE1 3TX T: 020 7089 6555

E: commercial@acorn.ltd.uk W: acorncommercial.co.uk

1 Sherman Road. Bromley, Kent BR1 3JH T: 020 8315 5454