



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

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- 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 Underground services between Highbury and Islington (via New Cross) and Whitechapel.



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CGI of proposed



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## PLANNING

The property has been granted planning permission by Lambeth Council (subject to S106 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.

## TERMS

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

## VAT

We understand that VAT is not applicable in this transaction.

## VIEWINGS

The site can be viewed from the roadside.

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



**For more information contact:**  
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