



36 Scawen Road, Deptford, London SE8 5AE

Freehold derelict house on 1/3 acre plot with development potential (STPP)

[View more information...](#)





View of Kezia Mews from garden



Rear garden



Rear of existing house



- Freehold development site (STPP)
- 1/3 of an acre plot
- Existing house measuring circa 2,800sqft
- Sought-after location overlooking Deptford Park
- Amongst attractive Victorian terrace
- 0.6 miles from Surrey Quays Station
- Unconditional offers in excess of £1,000,000

DESCRIPTION

Situated in the corner of an attractive Victorian terrace overlooking Deptford Park, this large period residence is laid out across three floors and requires complete renovation throughout. The property is currently arranged to provide 3 reception rooms and 4 bedrooms across ground and first floors with additional accommodation in the basement. To the rear / side of the house is an extensive garden, with the total plot measuring 1/3 acre. The site appears to offer potential for residential development, and 'Kezia Mews' is a modern development adjacent to the site providing 6 units and built in 2004. The existing house also provides a refurbishment opportunity and possibly has potential for conversion into multiple units (STPP).

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

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

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



LOCATION

The property is located between Deptford, Surrey Quays and Bermondsey and both Surrey Quays and South Bermondsey stations are 0.6 miles away providing frequent services into East London via the Overground Line and London Bridge. Scawen Road runs between Grinstead Road and Evelyn Street and is occupied by attractive Victorian terrace housing. Easy access and the close proximity to London has caused increased demand from buyers looking to move into the area. The immediate location is well-served by local schools with St-Francis Drake primary school just 0.1 miles away and Surrey Quays provides a number of bars and restaurants. Slightly further afield Bermondsey Street is just 2.4 miles from the site and Greenwich Village 1.6 miles away.

Deptford


Greenwich
2 Mins


London Bridge
6 Mins


Cannon Street
14 Mins

Surrey Quays


Canada Water
1 Mins


Shoreditch High St.
11 Mins


Highbury & Islington
28 Mins



Rear of house



Rear of Alloa Road from garden



Deptford Park



PLANNING/HISTORY

A planning application was refused in 2006 for 'The construction of 2 two storey, two bedroom semi-detached houses, retaining the façade of the existing building on the site of 36 Scawen Road and construction of 2 part single / part two storey building to the rear, comprising a total of 4 one bedroom and 4 two bedroom flats'. Ref. DC/06/062300/X

Planning was refused in 20005 for 'The demolition of 36 Scawen Road and the construction of a two storey plus roof accommodation building, incorporating balconies at first floor level, comprising 4 one bedroom and 6 two bedroom self-contained flats'. Ref. DC/05/059803/X

An application was refused in 2004 for 'The demolition of 36 Scawen Road SE8 and the construction of a two storey plus roof space building, incorporation balconies, at first floor level, comprising 3 one bedroom and 7 two bedroom self-contained flats'. Ref. 04/057273/X.

TERMS

Unconditional offers in excess of £1,000,000 are invited for the vacant freehold interest.

VAT

We understand that VAT is not applicable in this transaction.

SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



**For more
information
contact:
Adam Hosking
020 8315 5454**

[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.



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

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

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