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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

FREEHOLD FLAT AND GARAGES WITH DEVELOPMENT POTENTIAL

www.gpccommercial.co.uk



352 Grange Road,
Upper Norwood,
London, SE19 3DQ



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CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

352 Grange Road, Upper Norwood, London, SE19 3DQ

Location

The site is situated in Grange Road (A212) close to its intersection with Beulah Hill/South Norwood Hill (A215) and is approximately 2 miles to the North of Croydon Town Centre.

Description/Accommodation

The property comprises of a two bedroom flat with 4 garages below. Planning consent has been obtained for redevelopment as two flats with the following accommodation:

Flat 1

Ground Floor:

* Kitchen/Dining Room * WC * Garage

First Floor:

* Living Room * Bathroom/wc * Bedroom 1 * Bedroom 2

Second Floor:

* Bedroom with en suite

Flat 2

Ground Floor:

* Kitchen/Dining Room * WC * Garage

First Floor:

* Living Room * Bedroom with en suite

Second Floor:

* Bedroom with en suite

Terms

Our Clients wish to sell their freehold interest with the benefit of Planning Consent for the scheme described above. Price on application, exclusive of VAT and Subject to Contract.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by appointment with Agents

Gildersleve & Payne

Nick Payne MRICS

Or Jane Pearce BA Hons

Tel: 01883 723888

Email info@gpcommercial.co.uk



Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement.

The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk