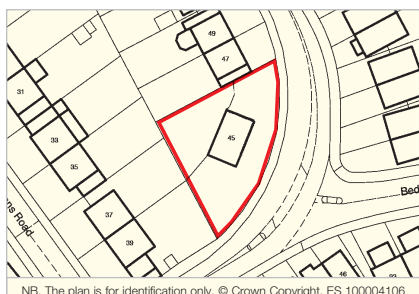


## London SE19

### 45 Harold Road, Crystal Palace SE19 3SP

- A Freehold Site extending to Approximately 0.073 Hectares (0.181 Acres)
- Currently occupied by a Detached Bungalow
- Planning Permission for Demolition of Existing Bungalow and Erection of a Three Storey Purpose Built Block arranged to provide 4 x Two Bedroom Flats and 1 x Three Bedroom Flat

### Vacant Possession



#### To View

The property will be open for viewing every Wednesday between 12.45 – 1.15 p.m. and Saturday between 12.30 – 1.00 p.m. before the auction. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Donaldson Dunstall (Ref: C Dunstall).  
Tel: 01424 216329.  
Email: cdunstall@donaldsondunstall.com

#### Joint Auctioneer

Pedder (Ref: James Dyson).  
Tel: 0207 737 1464.  
Email: james@pedderproperty.com

**VACANT – Freehold Site with Planning**



#### Tenure

Freehold.

#### Location

The property is located opposite the junction of Harold Road and Bedwardine Road. The local shops, bars and restaurants of Upper Norwood and Crystal Palace are within easy reach. Rail and London Overground services run from both Gipsy Hill and Crystal Palace Stations. The nearby A214 provides access to the A23 and in turn both the A205 (South Circular Road) and the M25 Motorway. The location is well serviced by local bus routes. The open spaces of Upper Norwood Recreation Ground and Crystal Palace Park, together with its boating lake, are close by.

#### Description

The property comprises a roughly triangular and broadly level site which extends to approximately 0.073 hectares (0.181 acres). The site is currently occupied by a detached bungalow.

#### Accommodation

Site Area Approximately 0.073 Hectares (0.181 Acres)

#### Planning

Local Planning Authority: London Borough of Croydon.

Website: <https://www.croydon.gov.uk>

The property is offered with the benefit of planning permission (16/01723/P, dated Wednesday 22nd July 2016) for "Demolition of existing bungalow; erection of three storey building comprising 4 x two bedroom and 1 x three bedroom flats".

The current bungalow may, however, be suitable for renovation and modernisation to provide a substantial single dwelling, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.