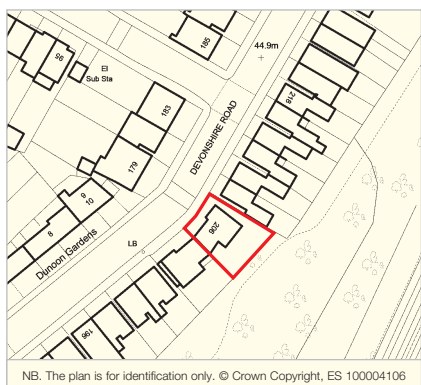


London SE23

204 Devonshire Road, Forest Hill SE23 3TQ

- A Freehold Double Fronted House with Planning Permission for 3 Flats
- To be offered with Planning Permission for Alteration and Conversion of the Existing Six Bedroom Single Family Dwelling House to provide 1 x Three Bedroom Self-Contained and 2 x Two Bedroom Self-Contained Flats
- The Property has been in the Same Ownership for over 25 Years
- Gardens to Front and Rear
- Site Area Approximately 0.027 Hectares (0.068 Acres)

Vacant Possession



Seller's Solicitor

The Fosters Partnership (Ref: L Humphries).
Tel: 01843 222543.
Email: luke.humphries@fosters-law.co.uk

VACANT – Freehold House



Tenure

Freehold.

Location

The property is located on the east side of Devonshire Road, to the south of its junction with Boveney Road. The local shops, cafés and restaurants of Honor Oak Park and Forest Hill are readily available as are both Forest Hill and Honor Oak Park Overground and Rail Stations. The South Circular Road (A205) is also close by, affording convenient access to Lewisham to the east and Dulwich to the west. The open spaces of Honor Oak Park and The Horniman Museum and Gardens are within walking distance.

Description

The property comprises a double fronted house arranged over lower ground, ground, first and second floors beneath a pitched roof. The property benefits from front and rear gardens. To be offered with planning permission to provide 1 x three bedroom flat and 2 x two bedroom flats, including a single storey rear extension.

Accommodation

Existing Accommodation – Cellar

Ground Floor – Three Reception Rooms, Kitchen, Bathroom

First Floor – Reception Room, Kitchen, Bedroom, Bathroom, Roof Terrace

Second Floor – Three Bedrooms, Bathroom

Proposed Accommodation

Ground Floor Flat – Cellar, Reception Room/Kitchen, Three Bedrooms, Bathroom, Private Garden

First Floor Flat – Reception Room/Kitchen, Two Bedrooms, Bathroom, Roof Terrace

Second Floor Flat – Reception Room/Kitchen, Two Bedrooms, Bathroom

The measurements on the page opposite are according to the architect's plans.

Planning

Local Planning Authority: London Borough of Lewisham.
Tel: 0208 314 7400.

Lewisham Planning Application Reference (Ref: DC/15/93122) dated 18th March 2015 was granted on Appeal Decision by the Planning Inspectorate on the 16th September 2016 (Ref: APP/C5690/W/16/31591) for 204 Devonshire Road London SE23 3TQ 'for the conversion of the existing 6 bedroom property to 1 x three bedroom flat (ground floor) and 2 x two bedroom flats (first and second floor) including single storey rear extension'.

To View

The property will be open for viewing every Tuesday and every Thursday before the Auction between 1.15 – 2.15 p.m. These are open viewing times with no need to register. (Ref: UD). Viewing times outside of these can be arranged by appointment.

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.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.



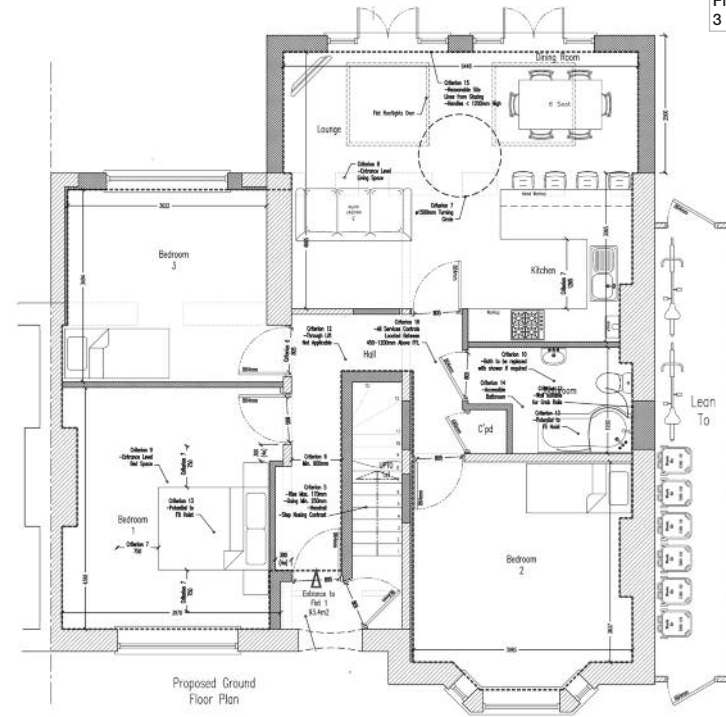
Proposed Front Elevation

Proposed Front Elevation



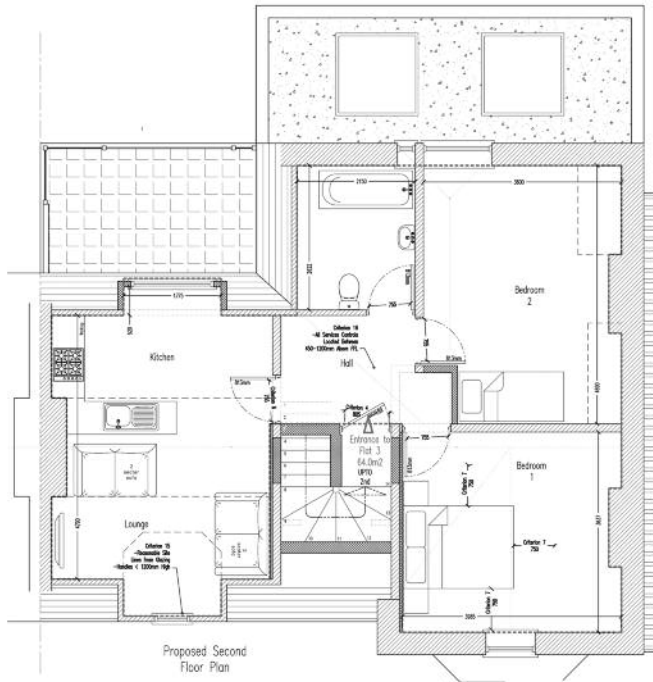
Proposed Rear Elevation

Proposed Rear Elevation



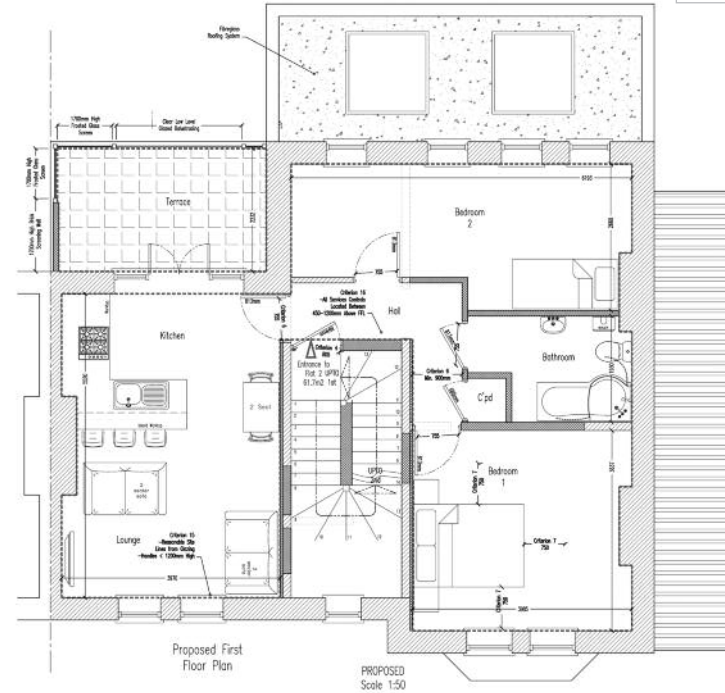
Proposed Floor Plan
Flat 1
3 Bedroom (1,005 sq ft)

Proposed Ground
Floor Plan



Proposed Second
Floor Plan

Proposed Floor Plan
Flat 3
2 Bedroom (688 sq ft)



Proposed Floor Plan
Flat 2
2 Bedroom (664 sq ft)

Proposed First
Floor Plan

PROPOSED
Scale 1:50