

Purley

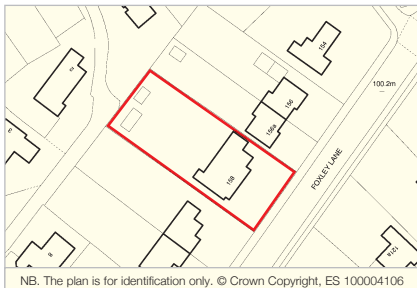
158 Foxley Lane,
Surrey
CR8 3NF

- **A Freehold Detached Building**
- GIA Approximately 352.25 sq m (3,791 sq ft)
- Occupying a Site of Approximately 0.144 Hectares (0.357 Acres)
- Formerly used as a Refuge for Women
- Possible Potential for Conversion to provide Self-Contained Flats or a Single Dwelling (subject to consents)

Vacant Possession

**BY ORDER OF SOUTH LONDON
AND MAUDSLEY NHS
FOUNDATION TRUST**

South London and Maudsley 
NHS Foundation Trust



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Capsticks (Ref: Alex Wilson-Jones).
Tel: 0208 780 2211.
Email: alex.wilson-jones@capsticks.com

VACANT – Freehold Building



Tenure

Freehold.

Location

The town of Purley is located in the London Borough of Croydon around 14 miles from central London. Foxley Lane runs east-west between Purley town centre and Woodcote Lane. The property is situated on the north side of Foxley Lane, about 1.4 miles to the west of Purley Rail Station and the town's facilities. More extensive shopping and amenities are available in Croydon approximately 4.5 miles to the north-east. Regular commuter rail services run from Purley to London Bridge (minimum 26 minutes) and Victoria (minimum 24 minutes) Stations.

Description

The property comprises a detached two storey gable fronted building arranged beneath a pitched tiled roof. The property was formerly used as Foxley Lane Womens' Service. There is generous off-street parking to the front accessed via in-and-out gates from dropped kerbs. To the rear of the building are large gardens.

Accommodation

Ground Floor – Entrance Hall with cupboard off, Office, Dining Area with Kitchen Area off and Wash Area off through to Interview Room, Rear Lobby with WC off and Plant Area off, Lounge, Activity Room, Inner Lobby leading to Aided Bathroom Suite, Relatives' Room

First Floor – Landing, Seven Bedrooms, Two Bathrooms (one with Plant Area off)

Approximate Gross Internal Floor Areas (from architects' drawings):

Ground Floor	218.84 sq m	(2,355 sq ft)
First Floor	133.41 sq m	(1,436 sq ft)
Total	352.25 sq m	(3,791 sq ft)

Site Area Approximately 0.144 Hectares (0.357 Acres)

Planning

Local Planning Authority: London Borough of Croydon.

Website: www.croydon.gov.uk

Tel: 0208 726 6800 (planning).

The property may afford potential for conversion to provide self-contained flats or restoration to a single dwelling, subject to all necessary consents being obtained.

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 – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

Lot 111 - SOLD PRIOR

