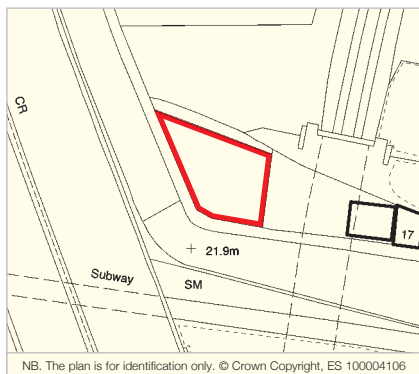


London SE7 7-17 Bramshot Avenue, Greenwich SE7 7HY

- A Freehold Site extending to Approximately 0.021 Hectares (0.051 Acres)
- Planning Permission for the Erection of a Five Storey Building
- Completed Development to comprise 120 sq m (1,292 sq ft) of Office Space and Seven Self-Contained Flats (3 x One Bedroom, 3 x Two Bedroom and 1 x Three Bedroom) with Basement Car Park
- Possible potential for an Alternative Scheme subject to obtaining consents

Vacant Possession



Seller's Solicitor

Knights Solicitors (Ref: EM).
Tel: 01244 869646.
Email: emma.mcglinchey@knights1759.co.uk

**VACANT – Freehold Site
with Planning Permission**



Tenure

Freehold.

Location

The property is situated on the north-east side of Bramshot Avenue, to the east of its junction with Eastcombe Avenue and to the west of the Blackwall Tunnel Southern Approach (A102). A range of shops, bars, restaurants and local amenities is available in Greenwich and Blackheath, with more extensive facilities being accessible in Lewisham and Eltham. Rail services to London run from Westcombe Park Station approximately 0.4 miles away. Road communications are afforded by the A102 and A206 (Woolwich Road). The open spaces of Greenwich Park and Charlton Park are within walking distance.

Description

The property comprises a site extending to approximately 0.021 hectares (0.051 acres).

Accommodation

Site Area Approximately 0.021 Hectares (0.051 Acres)

Planning

Local Authority: Royal Borough of Greenwich Council.
Tel: 0208 921 5019.

Email: planningapps@royalgreenwich.gov.uk
Planning permission (Ref: APP/E5330/A/14/2214807) was granted on 25th March 2015 for the 'erection of a five storey building comprising 120 sq m of office space at ground floor level and seven self-contained flats with basement level car parking spaces at 7-17 Bramshot Avenue, London, SE7 7HY'.

There is possible potential to alter the planning consent to replace the ground floor commercial premises with residential accommodation, 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.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.