

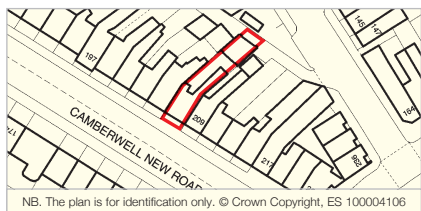
London SE5

207 Camberwell New Road, Camberwell SE5 0TJ

- **A Freehold Three Storey Mid Terrace Building**
- Internally arranged to provide Ground Floor Commercial Unit together with a Self-Contained First and Second Floor Maisonette above
- Possible potential for Change of Use of the Commercial Unit, Extensions and Reconfiguration of the Main Building to provide a Total of Four Self-Contained Flats
- Garage/Store to Rear with further Residential potential under Permitted Development Rights
- Close to Oval and Vauxhall Underground Stations
- Kennington Park and Myatt's Fields close by

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



To View

The property will be open for viewing every Thursday between 12.00 – 12.30 p.m. and Saturday between 1.30 – 2.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs SCJ Solicitors (Ref: Samantha Jones).
Tel: 01286 677897.
Email: samatha.jones@scjsolicitors.co.uk



VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the north side of Camberwell New Road, to the north of its junction with Wyndham Road. The local amenities of Camberwell are available approximately 0.5 miles to the south-east. Transport links are afforded by Oval Underground Station (Northern Line) approximately 0.5 miles to the north-west. Denmark Hill Station, approximately 1 mile to the south, provides London Overground and National Rail services and Loughborough Junction Station is approximately 1 mile to the south-west. The open spaces of Kennington Park and Myatt's Fields are both within walking distance, as are both Kings College and The Maudsley Hospitals.

Description

The property comprises a mid terrace building arranged over ground and two upper floors. The property benefits from outdoor space to the rear together with a single storey workshop and garage. The property may afford potential for change of use of the commercial element and extensions to provide four self-contained flats within the main building. In addition, the garage/store to the rear may also afford potential for residential redevelopment under Permitted Development Rights, subject to obtaining all necessary planning consents.

Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Vendor. We understand the property provides:

Garage/Store – extending to approximately 30 sq m (330 sq ft)

Ground Floor – Commercial Unit extending to approximately 65.03 sq m (700 sq ft)

First and Second Floor Maisonette – Reception Room, Three Bedrooms, Kitchen, Bathroom, Shower Room

Planning

Local Planning Authority: Southwark Council.
Tel: 020 7525 5403.

The property may afford potential for change of use of the commercial element and extensions to provide four self-contained flats. In addition, the garage/store to the rear may also afford potential for residential redevelopment under Permitted Development rights, subject to obtaining all necessary consents.

NB. Our client's architects have drawn up plans for an indicative scheme, which have not been submitted as part of a planning application and are for identification purposes only. Please email jimmy.bruce@allsop.co.uk for copies of these plans.

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.

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.

