

FOLKLANDS



LOWER ADDISCOMBE ROAD, CROYDON
OFFERS IN EXCESS OF £300,000





Lower Addiscombe Road, East Croydon

Approximate Gross Internal Area
82.3 sq m / 886 sq ft

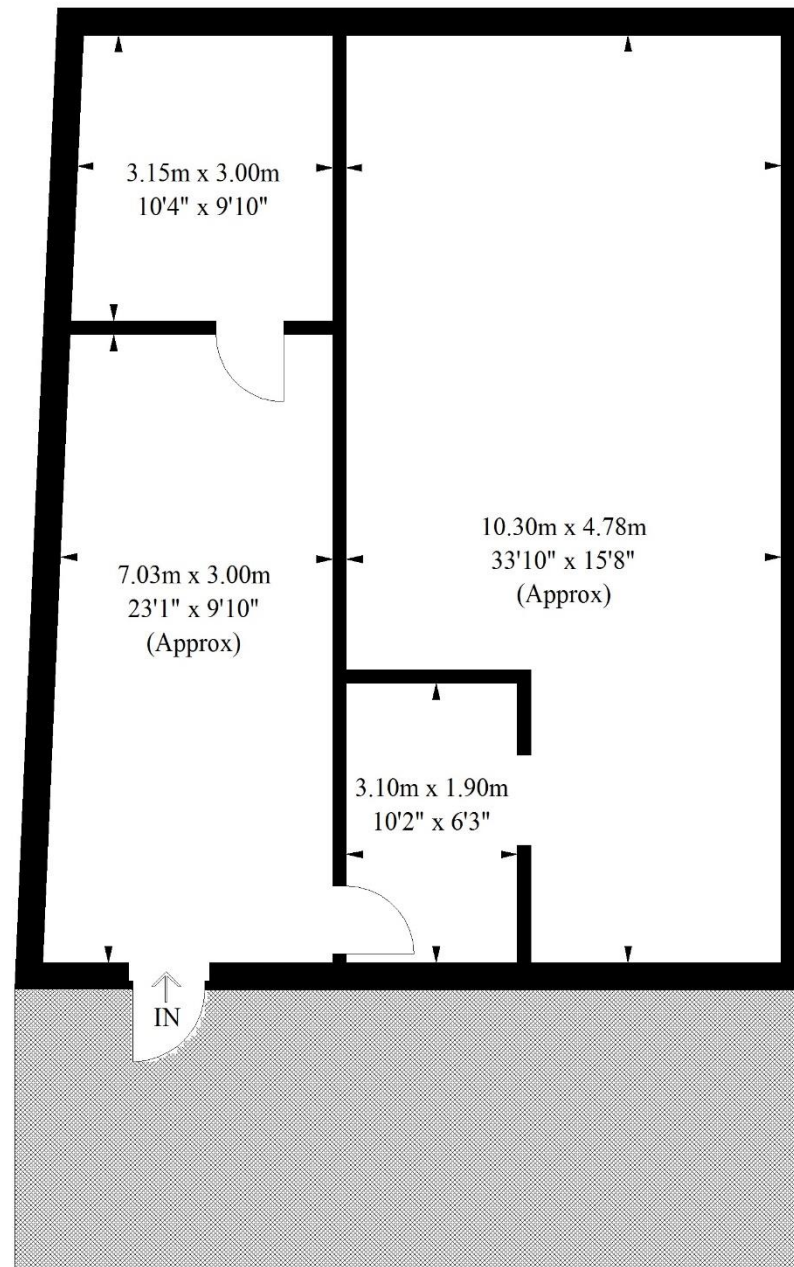
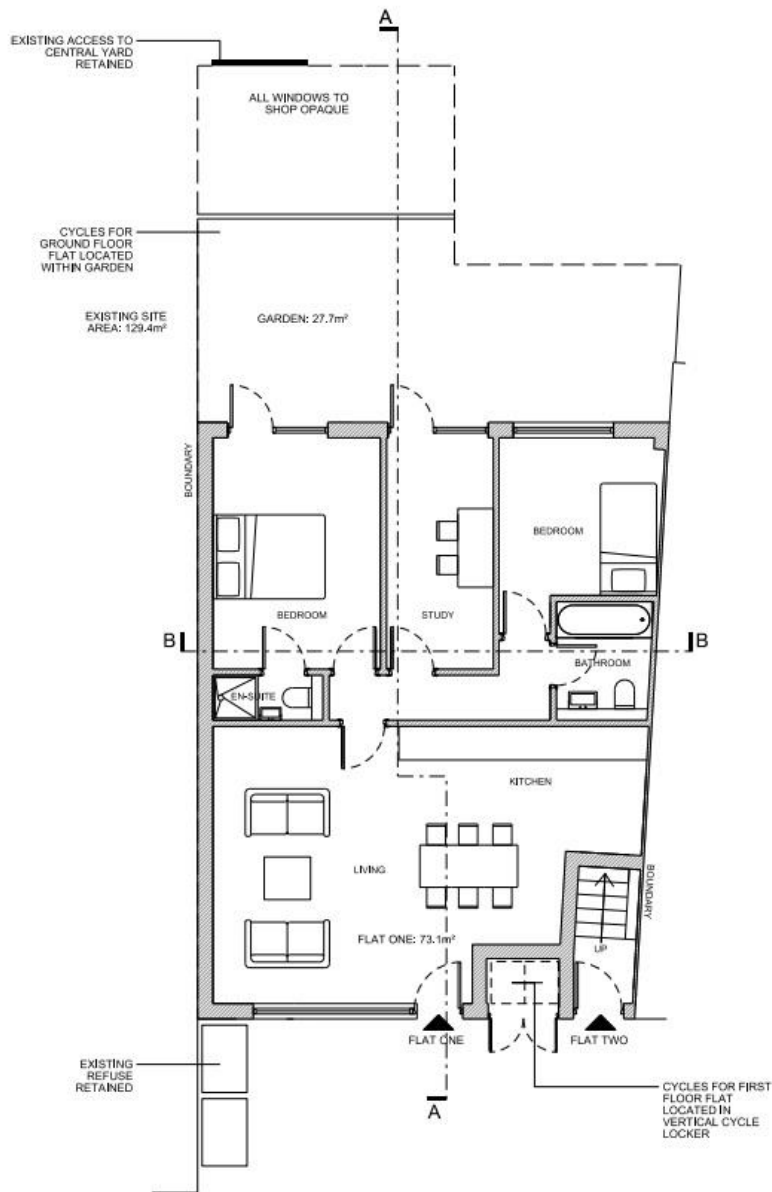
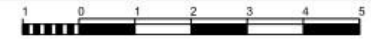
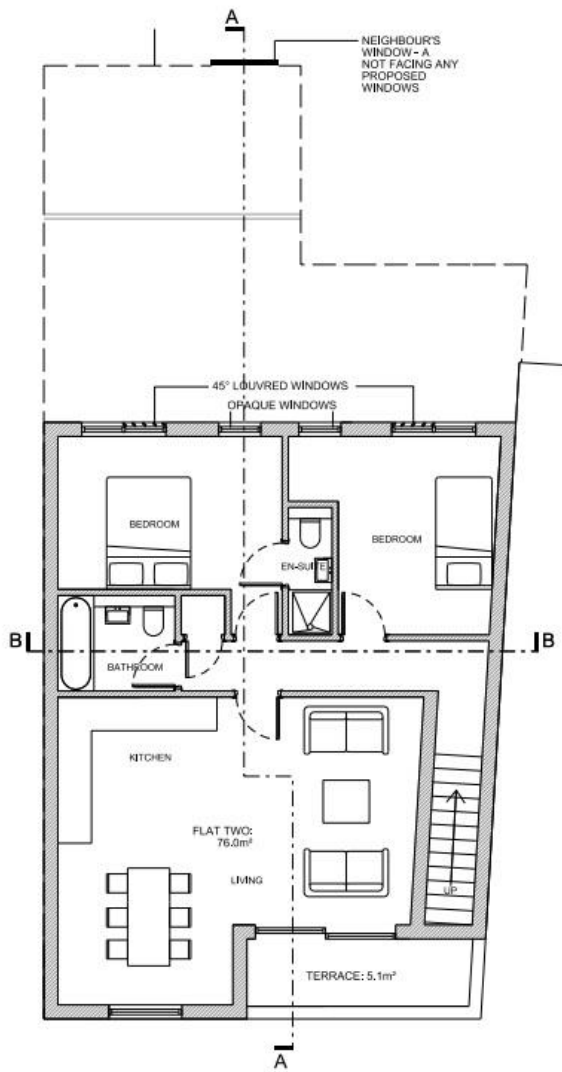


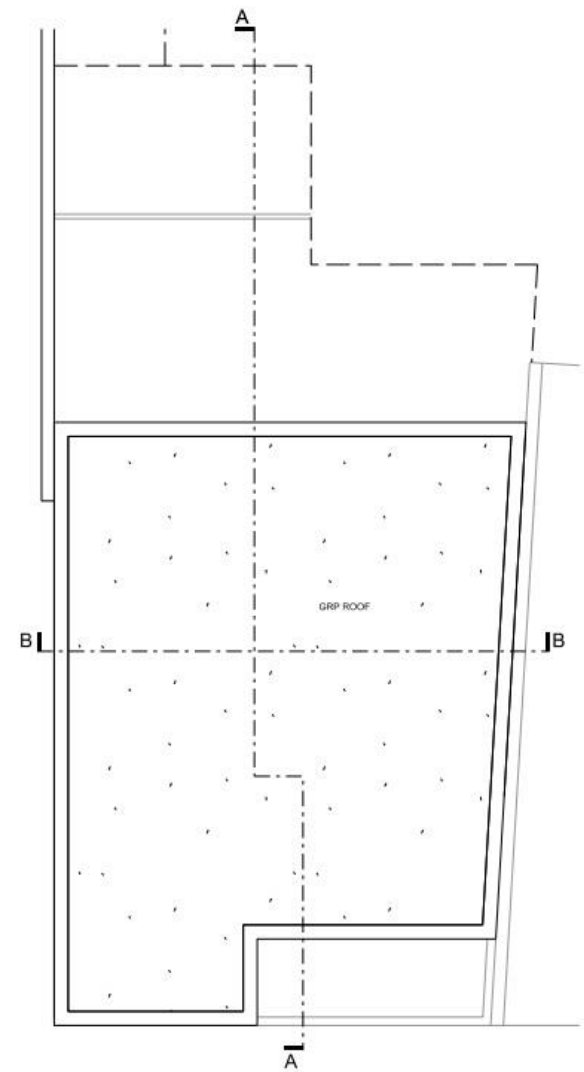
Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 528423)



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



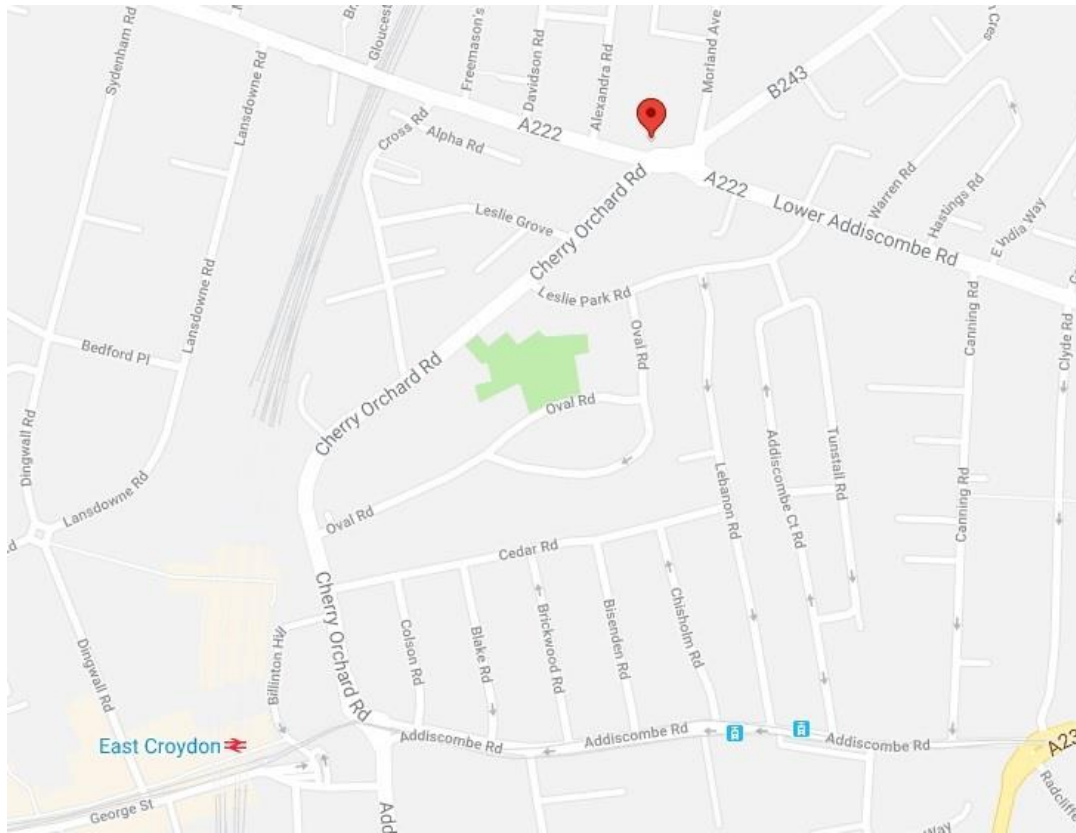
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

- ❖ DEVELOPMENT OPPORTUNITY
- ❖ PLANNING PERMISSION GRANTED
- ❖ WAREHOUSE CONVERSION INTO 2 X 2 BEDROOM APARTMENTS
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ DESIRABLE LOCATION

- ❖ IDEAL DEVELOPMENT FOR AN INDEPENDENT BUILDER
- ❖ FREEHOLD
- ❖ LOCATED TO THE REAR
- ❖ CALL NOW TO SCHEDULE A VIEWING



**** Development Opportunity **** A small warehouse building with planning permission granted to convert it into 2 two bedroom apartments. The building is favourably located to the rear and sits only half a mile away from East Croydon train station.

Planning for this development was granted in July 2018 and all associated documents can be viewed on Croydon Council's planning portal, using the reference number: 18/01938/FUL

Due to its nature of being a commercial building we understand that the stamp duty liability is likely to be in the region of £4,500 (Subject to the final sale price) whilst there is also a CIL payment that the eventual purchaser will be liable for of £8,815.

In our opinion developments like these are few and far between in central parts of Croydon and would ideally suit an independent builder or small development firm.