

ACTING ON BEHALF OF RECIEVERS

RIB

ROBERT IRVING BURNS



64 SELSDON
ROAD
SOUTH CROYDON CR2 6PE

FREEHOLD RESIDENTIAL
BUILDING WITH
PLANNING CONSENT FOR
ADDITIONAL MASSING

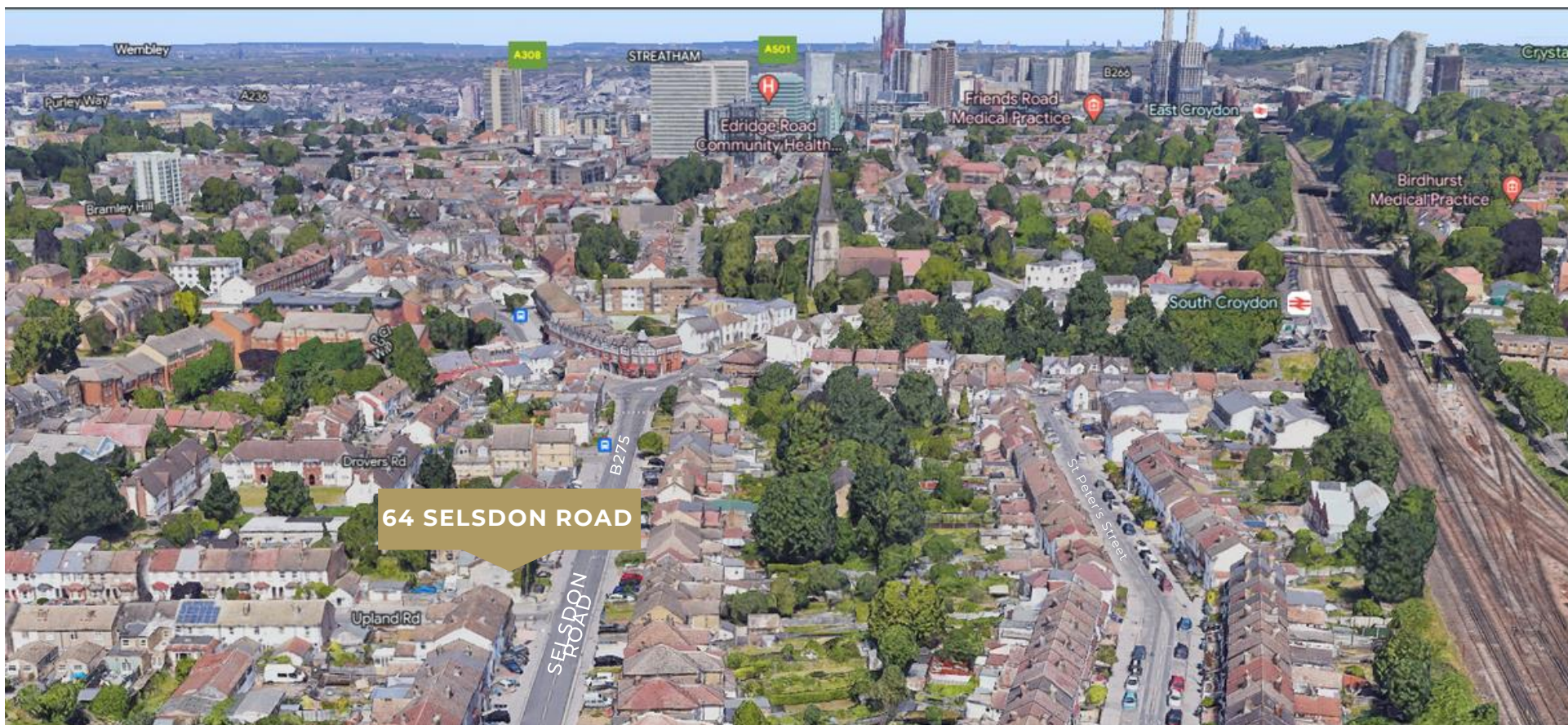
FOR SALE

LOCATION

The property is located on the corner of Selsdon Road and Upland Road in the heart of South Croydon. Selsdon Road connects to Duppas Hill Road (A232) towards the north, which folks to Purley Way providing ease access into Central London.

South Croydon Railway Station is within approximately 5 minutes walking distance to the property, providing Southern Railway and Thameslink services. There is a Southern Railway service from South Croydon to London Bridge taking approximately 26 minutes. From London Bridge there are numerous railway links into the City and West End.

Selsdon Road is primarily of residential use, though local commercial tenants include Crown & Sceptre, Costa, Amazon Hub Locker, Sainsbury's Local, Little Pets & Home as well as independent restaurants and cafes.



DESCRIPTION

The property comprises a vacant 5-bedroom house arranged over lower ground, ground and two upper floors. There is forecourt car parking on Selsdon Road and rear parking which is accessed via a gated side entrance on Upland Road. It is considered that the building would suit a House in Multiple Occupation (HMO), or an alternative use, subject to the necessary planning consents.

FLOOR AREAS

FLOOR	EXISTING ACCOMMODATION	EXISTING (SQ FT GIA)	EXISTING (SQ M GIA)	PROPOSED ACCOMMODATION	PROPOSED (SQ FT GIA)	PROPOSED (SQ M GIA)
Basement	Basement and external W/C	651.32	60.51	Flat 1 – 2-bedroom duplex	997.17	92.64
Ground	Two receptions, kitchen and cloakroom	654.66	60.82	Flat 2 – 2-bedroom duplex	932.05	86.59
First	3 x bedrooms and a bathroom	626.24	58.18	Flat 3 – 3-bedroom flat with balconies	851.10	79.07
Second	2 x bedrooms	315.06	29.27	Flat 4 – 2-bedroom flat with balconies	851.10	79.07
Second	Storage	(166.52)	(15.47)			
TOTAL		2,247.28	208.78		3,631.42	337.37

Note: The above measurements have been provided to us and all interested parties should verify the existing and proposed floor areas as part of their due diligence.



PLANNING CONSENT

Planning consent was granted on 12th August 2021 for the erection of a single storey lower ground front floor extension and three storey rear/side extension, alterations to the roof form and conversion to form 3 x 2 and 1 x 3 bedroom apartments..

The planning is subject to a S106 agreement.

Croydon Planning reference – 19/03416/FUL.

Note: All interested parties should verify the planning consent as part of their due diligence.

TENURE

Freehold.

LEGAL COSTS

Each party are to bear their own legal costs.

PRICE

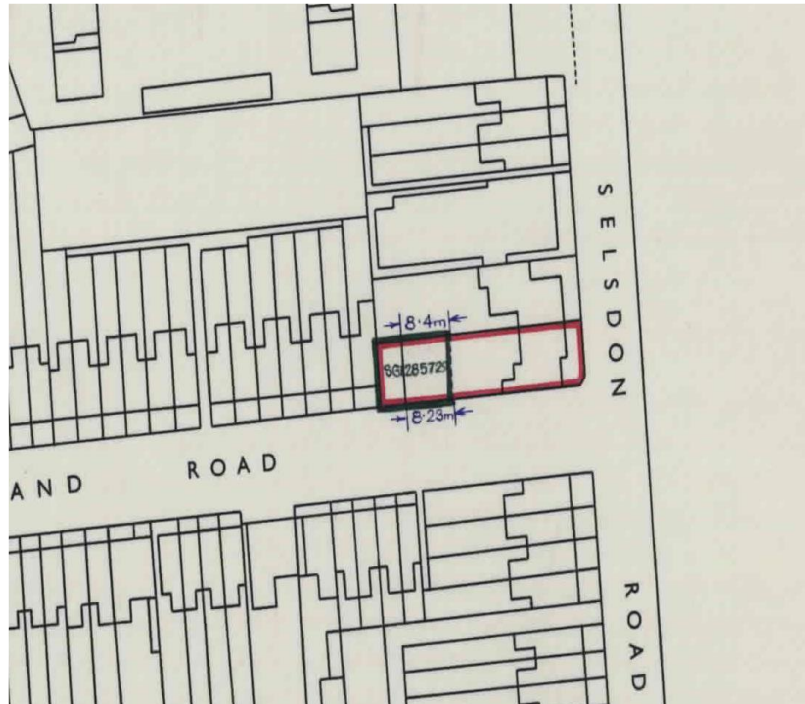
Inviting offers in excess of £795,000 (Seven Hundred & Ninety Five Thousand Pounds), subject to contract.

VAT

The property is not elected for VAT.

LEGAL PACK

Available upon request.



Title Plan

Misrepresentation Act, 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is no way guaranteed. March 2023.

CONTACT

For further information, please contact Joint Sole Agents,
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The Receivers and their agents accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.