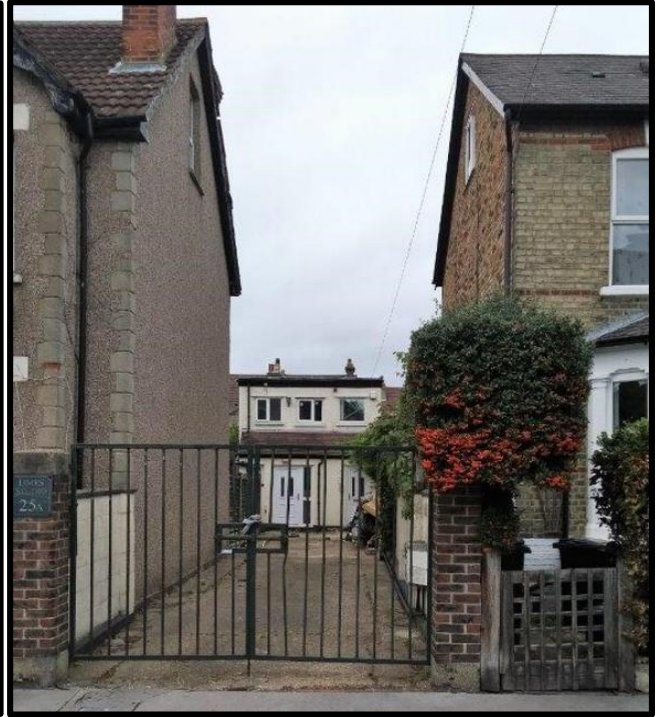


# ANDREW PENNELL

## LONDON'S DEVELOPMENT AGENT

25A Limes Road  
Croydon, CR0 2HF



**Location:** This property is located on the northern side of Limes Road close to Whitehorse Road (A212). However Limes Road is a no-through road, access being restricted by a metal barrier and can only be accessed via Sydenham Road which runs between Northcote Road (A213) and St James Road (A222). An 8-minute walk away is West Croydon Station, a combined railway, bus hub and tram stop in Croydon. Located within Travelcard Zone 5, trains are provided by Southern and London Overground with a frequent service to London Bridge and London Victoria stations and connections to the National Rail Network.

**Description:** The freehold property is arranged on ground and first floor and is located to the rear of the existing two storey houses that front onto Limes Road and is accessed via a secure gate at the front of the private driveway that leads to the property. There is an existing dropped kerb to the pavement. The property is currently arranged as a 1 x 1 bedroom self-contained flat in a partial state of conversion on the first floor with a single room on the ground floor that has the potential to create a self contained studio flat. There is also consent dating back to 1983 (Ref 83/102246IP) to use the premises as an office, so it might well suit an owner occupier to have an office which has the benefit of secure parking for two/three cars. The driveway is 64 x 11 feet. Prospective purchasers are advised to conduct their own measured site survey of the drive to ascertain the precise size.

The surrounding area is residential in character comprising predominantly of two storey dwellings with some three storey properties immediately opposite the site.

**Planning:** Planning consent was granted by the London Borough of Croydon on the 25<sup>th</sup> of October 1983 for the use of the premises as an office. A second and more recent consent was granted on the 9<sup>th</sup> November 2016 under permitted development to convert the building into 2 flats.

**Tenure:** Freehold

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VAT Registration Number: 796247579

# ANDREW PENNELL

## LONDON'S DEVELOPMENT AGENT

**Price:** £450,000

**CIL (Community Infrastructure Levy):** Not applicable

**VAT:** Not applicable

**Viewing:** Strictly by appointment