



# Talma Public House, 109 Wells Park Road London SE26 6AD



## Development Potential

Subject to gaining the necessary consents, this freehold property offers potential to increase the square footage by utilising the basement and the possibility of an extra floor. The current layout would be a straightforward conversion of the upper parts into 2 x 2 bedroom flats. Indicative plans have been drawn up for the full conversion with extensions to create 5 x 2 bedroom self-contained flats, which are available upon request. There is also a rear plot with further development potential available by separate negotiation.

## Birdseye view for identification purpose's only



Sam Murphy 01992 660204  
sam.murphy@highfield-investments.co.uk

All further planning enquiries should be made direct with Lewisham Council Planning Department  
Tel: 020 8314 6000.

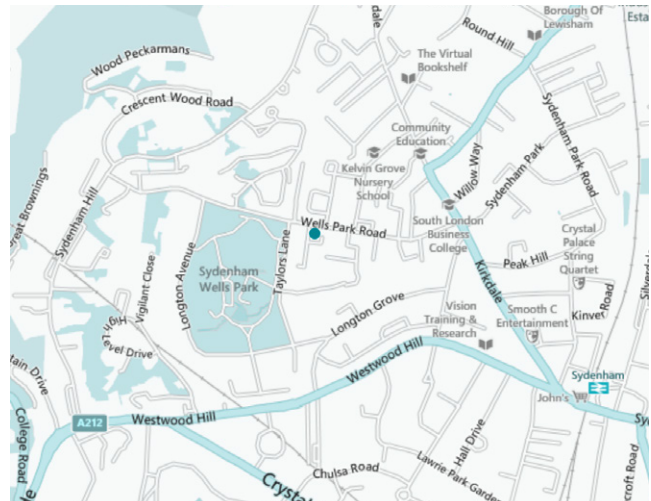
## Terms

Offers are invited in excess of £450,000 + VAT for the vacant freehold interest.

## Viewings

Viewings are strictly by appointment only via sole agent Highfield

## Location map



Craig Gray 01992 660204  
craig.gray@highfield-investments.co.uk

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+44 (0)1992 660204

highfield-investments.co.uk