



16 Beardell Street,
London SE19 1TP



Existing House and Adjacent Land with Lapsed Outline Permission to Create Four New Apartments

- Existing house and adjacent land
- Approximately 1,730sqft Victorian house in need of modernisation
- Lapsed outline planning permission to create 4 residential apartments
- 2 separate freehold titles (may sell separately)
- Offers in excess of £1,350,000

Description

The property comprises of an unmodernised four storey Victorian house of approximately 1,730sq.ft, which offers significant redevelopment potential for extensions and conversion subject to gaining the necessary consents. The adjacent land benefits from lapsed outline planning permission for the construction of four residential units of approximately 3,314sq.ft comprising 2 x 2 bedrooms and 2 x 3 bedroom apartments over basement, ground, first and second floors.

Location

Beardell Street is situated in Crystal Palace within the London Borough of Lambeth and within close proximity to the famous Crystal Palace Park, one of the largest parks in South London offering a café, children's farm, Victorian dinosaur sculptures and a concert bowl for local events.

Crystal Palace town is a less than half a mile from the property and is a busy hub with bars, restaurants and shops situated around Westow Street. The popular weekly Crystal Palace Food Market is also a short-walk away

The property is situated within the catchment area to the outstanding rated Paxton and Rockmount Primary Schools and the Harris City Academy Crystal Palace.

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Transport

Beardell Street is well located, with easy access via the A23 into Central London and out to Croydon and the M25. The property is situated within close proximity to both Gipsy Hill and Crystal Palace Overground Stations with regular trains to London Bridge and Victoria.

Planning Permission

Outline Planning Permission was granted 31st October 2013 under planning reference 13/01457/OUT for the demolition of existing garage and the erection a three-storey building plus basement to provide 4 self-contained flats subject to reserve matters. This outline planning had now lapsed. The existing house in our opinion also offers potential for extensions and conversion subject to gaining the necessary consents.

Tenure

This property will be sold with two separate freehold titles.

VAT

We understand this property is not subject to VAT

Viewings

For internal access please contact a member of our team.

Terms

Offers are invited in excess of £1,350,000 for the vacant freehold interest.

Buyers note: Our clients will consider offers for the existing house in excess of £700,000 or in excess of £650,000 for the adjacent land.

Schedule

Unit	Floor	Description	M ²	ft ²
One	Basement	Three Bedrooms	89.9	968
Two	Ground	Three Bedrooms	76	818
Three	First	Two Bedrooms	71	764
Four	Second	Two Bedrooms	71	764
			307.9	3,314

Site map



Location map



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