



315 – 317 Camberwell New Road, London SE5 0TF



Eight social units for sale

- All units are constructed with practical completion for early November
 - The purchase will need to be a registered provider of Social Housing for Southwark Council
 - 8 units, 4 Social Rent and 4 Shared Ownership
 - 1 x 1, 3 x 2 and 4 x 3 bedroom apartments
 - Stunning development
 - South East London location
 - Offers are invited in excess of £2,350,000
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Description

Triangle Court is a unique urban development on Camberwell New Road, comprising 31 apartments with practical completion due in November 2016. We are offering for sale the affordable element of 8 units, 4 social rent and 4 shared ownership as per our below schedule.

Buyers note: The buyer will need to be a registered provider of social housing for the London Borough of Southwark.

Location

Triangle Court is located on Camberwell New Road, within the London Borough of Southwark. The area offers a rich community of local shops, independent cafes, restaurants and boutiques. The famous Borough Market and the South Bank of the Thames, home to the Tate Modern and Shakespeare's Globe Theatre are all a 20-minute cycle away. A scheme for an estimated £11m investment in underway to focus on the regeneration of Camberwell Green and it's surrounding areas.

The property is in the catchment area for several outstanding schools including Crawford & John Rusking Primary Schools. Sacred Heart Catholic & Platanos College secondary schools all rated outstanding by Ofsted.

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Practical completion due November 2016



Schedule

Apt No.	Floor	Beds	Outside Space	Tenure	M ²	Ft ²
Flat 1	Ground	1	Patio	Social Rent	65.4	704
Flat 2	Ground	3	Patio	Social Rent	130	1,399
Flat 3	Ground	2	Patio	Social Rent	81.2	874
Flat 4	Ground	3	Patio	Social Rent	93.7	1,008
Flat 5	First	3	Balcony	Shared Ownership	113.5	1,222
Flat 6	First	2	-	Shared Ownership	78.5	816
Flat 7	First	2	-	Shared Ownership	70.5	759
Flat 8	First	3	Balcony	Shared Ownership	78.6	846
					711	7,628

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Transport

Camberwell is perfectly situated for easy access in to central London. Oval Underground Station (Northern Line) runs directly into Tottenham Court Road (Central Line) and London Bridge (Jubilee Line) in 10 minutes. Denmark Hill Over Ground has regular trains to London Victoria, Waterloo and Clapton High Street. By car the A13 is nearby giving you access to the M25. The South Circular is a short drive providing links to the A3 and out towards the West of England.

Planning Permission

Planning was granted on 12th September 2014 for the demolition of the existing snooker hall and the mixed use redevelopment of the site to involve the erection of a five-storey development with basement level to include a new snooker hall (D2 Community Use) 698 sqm, retail use (A1 Shop) 374 sqm, 31 residential units (5 x 1 bed, 20 x 2 bed & 6 x 3 bed), hard and soft landscaping, associated private and communal open space, service / delivery area, 2 no. parking spaces for people with disabilities and all other associated infrastructural works.

Further Information

For copies of the Section 106 agreement and floor plans please contact a member of the Highfield Team.

Viewings

Please contact a member of the Highfield team to arrange internal access.

Terms

Offers are invited in excess of £2,350,000 for the leasehold interest of all eight units.

Buyers note: The private sales within this development achieved in the region of £650p.sq.ft

Site map



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Location map



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