



Unit 1 – 4, 23 Station Road,
Penge, London, SE20 7BE



Freehold Development Opportunity

- Planning permission has been granted for the demolition of the existing commercial unit and the construction of 7 apartments
- Proposed GIA- 451 sqm/4,854 sqft
- Amenities closely including Tesco Express, Crystal Palace Park, and Sydenham Tennis Club
- Implemented site following demolition and enabling works
- Party wall awards in place
- Preliminary tests show no signs of contamination
- Construction Issue Drawings 50% complete
- Penge East Station is 160m away
- Offers in excess of £1,050,000 for the freehold interest

Highfield

Description

The existing site consists of a cleared parcel of land following demolition and enabling works. Planning permission has been granted by Bromley Borough council for the demolition of the existing commercial unit and the construction of a part one/two/three storey building to provide 7 apartments with associated landscaping. Planning conditions have been discharged to allow for the commencement of build.

Location

Penge is located in South East London, England, forming part of the London Borough of Bromley. The immediate surrounding area consists of mainly residential dwellings that back onto Penge East Station. The existing site is well served in terms of local amenities which can be found on the High Street just a short walk away. There are also a number of public open spaces nearby such as Crystal Palace Park and Alexandra Recreation Ground. The local schools include Harris Primary Academy (0.3 miles), James Dixon Primary School (0.9 miles), and Sydenham High School (1 mile)

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Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (ft2)
1	Apartment	1 Bed	50	538
2	Apartment	1 Bed	56	603
3	Apartment	2 Bed	86	926
4	Apartment	1 Bed	50	538
5	Apartment	2 Bed	73	785
6	Apartment	1 Bed	50	538
7	Apartment	2 Bed	86	926
Total GIA			451	4,854

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Transport

The nearest station is Penge East Station which is situated 160m away providing direct access to London Victoria within 17 minutes. The site is also situated a 15 minute walk away from Sydenham Station which provides direct access to Highbury & Islington within 40 minutes on the Overground.

Planning Permission

Planning permission has been granted by the London Borough of Bromley for the demolition of the existing commercial unit and construction of a part one/two/three storey building to provide 7 residential apartments with associated landscaping.

Tenure

Freehold.

Site Plan



Financial Contributions

We have been advised that CIL will be charged at approximately £16,000.

Access

Available upon request.

Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.

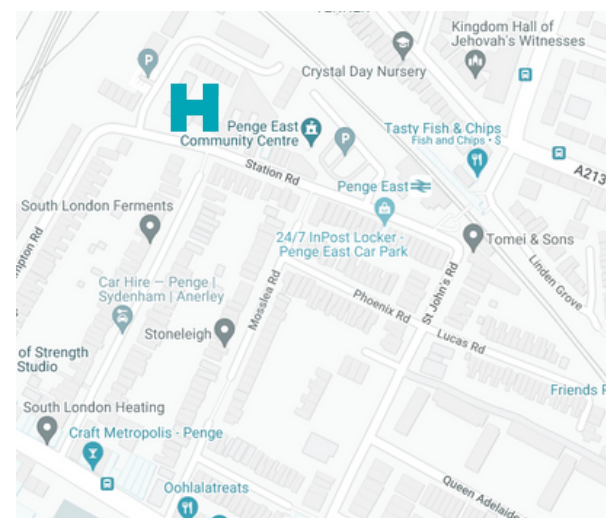
VAT

We have been advised that VAT is not applicable.

Terms

Highfield are inviting offers in excess of £1,050,000 for the freehold interest.

Site Location



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.