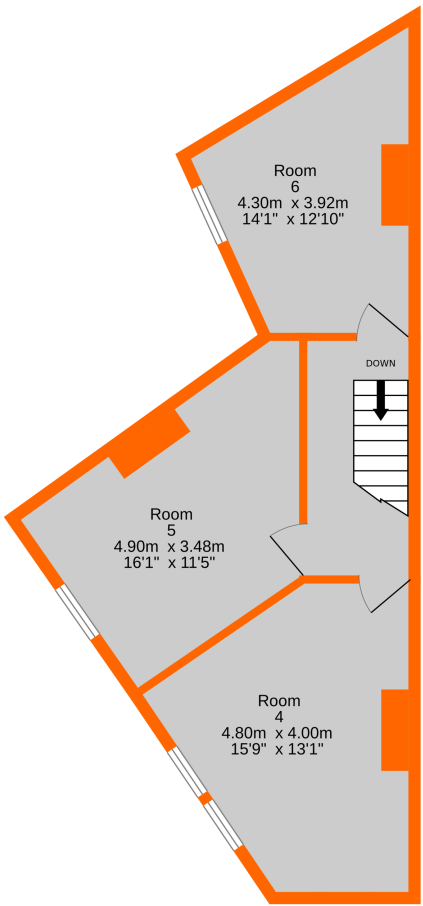
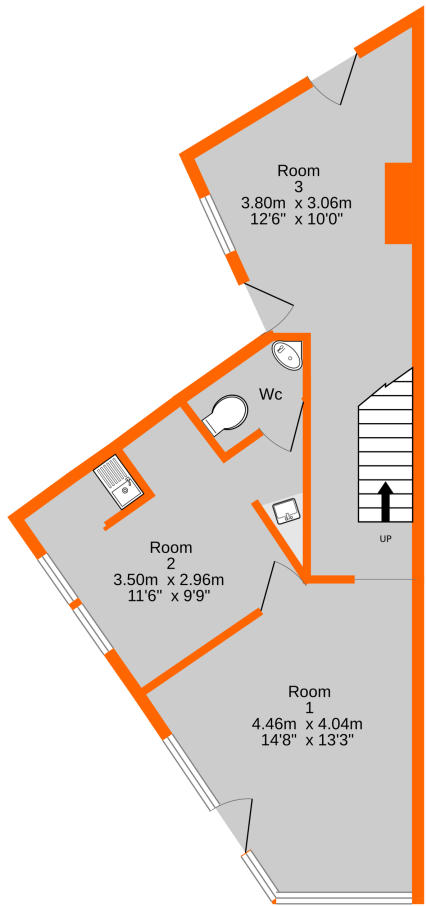
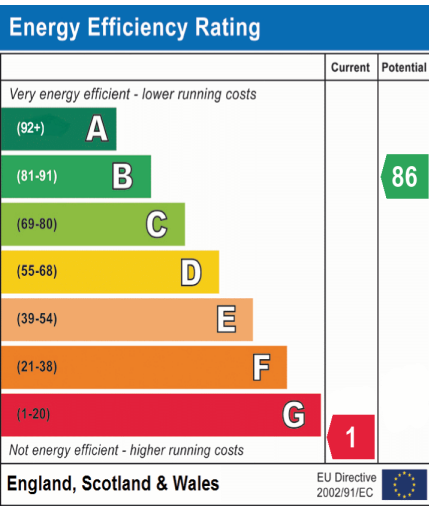


Ground Floor
42.8 sq.m. (461 sq.ft.) approx.

First Floor
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 85.6 sq.m. (922 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metrage 02025

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london



George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

32 Parish Lane, London, SE20 7JH

Guide Price £450,000 Freehold

- Development opportunity
- Two x two bedroom units
- One x one bedroom unit
- Planning permission granted
- Chain Free
- Convenient location

www.proctors.london

32 Parish Lane, London SE20 7JH

Planning permission has been granted under Bromley Council Reference 24/3880/FULL1 for extension and conversion of this Victorian building which is currently part commercial/part residential, to form three units, a 68.2 sq m (734 sq ft) two bedroom ground floor flat at 69 sq m (742 sq m) two bedroom first floor flat at 52 sq m (559 sq ft) second floor one bedroom flat. There is also the possibility that the property could be restored to a family home for which total modernisation would be required, as there is no kitchen or bathroom, this property is for CASH BUYERS ONLY

Location

This property is located 0.3 of a mile from Penge East Station with services to Victoria, Penge West Station is 0.7 of a mile away and has services to Highury and Islington. Penge High Street with it's shopping and social facilities is about 0.3 of a mile away. Alexandra Recreational Ground is a few hundred yards away. Crystal Palace Park is 0.7 miles away.



Ground Floor

Front door to

Room 1

4.46m x 4.04m (14' 8" x 13' 3") windows to two sides, wooden

laminate flooring, door to

Room 2

3.50m x 2.96m (11' 6" x 9' 9") windows to side, wooden laminate flooring, door to lobby with wall mounted wash basin, door to

Cloakroom

toilet and wash basin

Room 3

3.80m x 3.06m (12' 6" x 10' 0") doors to garden, windows to side

First Floor

Landing

split level

Room 4

4.80m x 4.00m (15' 9" x 13' 1") uPVC double glazed windows to front

Room 5

4.90m x 3.48m (16' 1" x 11' 5") uPVC double glazed windows to side

Room 6

4.30m x 3.92m (14' 1" x 12' 10") uPVC double glazed windows to rear

Outside

Garden

20ft x 20ft approx

Agents Note

Purchasers are liable for the CIL payments