



SITUATION

Close to the junction with Hamilton Road in this shopping parade which includes **Costcutter** and **Day Lewis Pharmacy** together with a variety of independent traders, all serving this popular area.

Gipsy Hill is located between Dulwich and Crystal Palace, some 5 miles south of Central London and is well served by Gipsy Hill Rail Station (Southern) with services to London Victoria and London Bridge. The open space of Norwood Park is in close walking distance.

PROPERTY

A mid terrace property (in need of modernisation) comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'8"
Internal Width	13'8"
Shop Depth	35'8"
Built Depth	73'0"
Area	Approx. 862 sq ft
WC	

First & Second Floor Flat

5 Rooms, Kitchen, Bathroom, Sep. WC	
GIA	Approx. 1,190 sq ft

VAT is applicable to the commercial element of this Lot - Refer to Auctioneers

FREEHOLD offered with VACANT POSSESSION

PLANNING

On 25th August 2022 Lambeth Council granted Planning Permission for 'Erection of a rear mansard roof extension with two dormers and alterations to the first floor rear wing involving an increase in height of the walls and roof, together with modification to windows and creation of a first floor rear terrace, in connection with conversion of upper floors into two self-contained flats.'

The proposed floor plans illustrate the following layout:

- 1st Floor - 2 Bedrooms, Living Room, Kitchen (with doors to terrace), Shower/WC (GIA Approx 721 sq ft)
- 2nd Floor - Bedroom / Living Room, Kitchen, Shower/WC (GIA Approx 419 sq ft)

Refer to Auctioneers for Plans and Documentation.

Note 1: There may be potential to convert the rear part of the ground floor into residential use, subject to obtaining the necessary consents.

Note 2: Refer to Auctioneers for the video tours of the property.

Vacant Shop & Flat with Planning

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Taylor Rose MW
Tel: 020 3551 8319 Ref: Peter Hambleton
Email: peter.hambleton@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

