



**FREEHOLD FOR SALE**

**HS** HUGGINS STUART  
**E** EDWARDS

157 Ecclesbourne Road, Thornton Heath, CR7 7BR  
£500,000 FREEHOLD

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CR7 7BR

## FOR SALE

Approx 2,785 sqft (258.75 sqm)

### DESCRIPTION

Rare opportunity to acquire a mixed-use property with planning permission to create 3x 1 bedroom flats and a self-contained commercial unit over ground and basement levels. The property is situated on a prominent corner plot with vehicular access to a small yard at the rear and forecourt parking at the front of the property.

1 <sup>st</sup> Floor	555 sqft	51.51 sqm
Ground Floor	1,389 sqft	129.08 sqm
Basement	841 sqft	78.16 sqm
TOTAL	2,785 sqft	258.75 sqm

### PRICE

£500,000

### TENURE

Freehold

### LOCATION

The property is situated on Ecclesbourne Road at the junction with Bensham Lane and Bert Road. The property is well served by public transport links; regular bus services from Bensham Lane to West Croydon Station have a journey time of approximately 15 minutes. Thornton Heath Station is also only 10 minutes walk from the property. Local amenities are within easy access.

### PLANNING- APP/L5240/W/21/3274856

Planning granted on appeal for alterations, demolition of existing building behind façade.... erection of a two storey building to create 3x 1 bedroom flats with commercial over ground floor and basement.

Flat A: 51.3 sqm. Flat B: 50.1 sqm. Flat C: 51.3 sqm.

### EPC

D-91

### VIRTUAL TOUR LINK

Please click the following for a virtual tour of the property:  
<https://tour.giraffe360.com/ea194ca44d1f464bb77749365012b2ba/>

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
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### DATE FOLIO NUMBER

July 2024 30256

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
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PROPOSED PLANS



