



KANLI MEWS, BELLINGHAM ROAD SE6 2RA

LOCATION:

Kanli Mews is situated to the east of Bromley Road, approximately a mile south of Catford, and 1.5 miles east of Beckenham. Bellingham Station is nearby as is Catford bus station providing good public transport.

DESCRIPTION:

The property comprises a former mews set behind a parade of shops which front Bromley Road. It is long and thin with access from Bellingham Road. Currently there is a terrace of 8 houses built on the site which do not have planning permission and will need to be demolished prior to use.

SIZE:

The property has the following approximate dimensions:

Site area	747.82 sq m, 8,050 sq ft	
Drive width	3.39 m	11' 1"

Current Building

Ground floor area	181	1,948 sq ft
First floor area	200	2,153 sq ft
Total floor area	381 sq m	4,101 sq ft

PLANNING: Planning permission for development as a two-storey warehouse was granted in 2010, with the current building being developed as a terrace of 8 houses using the permitted envelope dimensions. The building in its current form and use does not have planning permission and so a new application may be required. Interested parties should make their own enquires to Lewisham Council, Tel: 020 8314 7400

If planning permission is granted for residential use the vendors will require a payment equal to the enhanced land value. Offers subject to residential planning permission will not be accepted.

TENURE: Either Freehold, or leasehold. There are rights of way over the land in favour of the neighbouring properties.

TERMS: Offers are invited either to buy or rent.

VAT: The owners reserve the right to charge VAT on the sale/letting.

VIEWING: By appointment through sole agents

KALMARs

Attention Sebastian Kalmar

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SOUTH LONDON'S LEADING AGENTS