

FREEHOLD SITE FOR SALE FOR 9 CONTEMPORARY FLATS

KALMARs

COMMERCIAL

020 7403 0600



CGI OF THE PROPOSED SCHEME

9 SYDENHAM HILL
LONDON SE26 6SH

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LOCATION

The site is located in the London Borough of Southwark and is not within a conservation area.

It is situated at the southern end of the Dulwich Estate, just to the south of Dulwich Wood conservation area. Nearby Dulwich Village and Crystal Palace provide shops, cafés, leisure and other local amenities.

Sydenham Hill is broadly comprised of a mix of period villa buildings (subdivided into flats) and purpose built residential developments from a range of eras in a leafy suburban setting.

SIZE

The size of the site area is approximately 5,704 sq ft (530 sq m) (0.053h).

PRICE

OIRO £2.1m

DESCRIPTION

This approximately rectangular shaped site is occupied by a 2 storey pitched roof house built in the 1960s.

The proposal is to erect a new contemporary 5 floor building over lower ground, upper ground, 1st, 2nd and mansard floors comprising 9 flats (8 x 2 bed and 1 x 3 bed) totalling 6,781 sq ft NSA.

TENURE

Freehold with vacant possession.

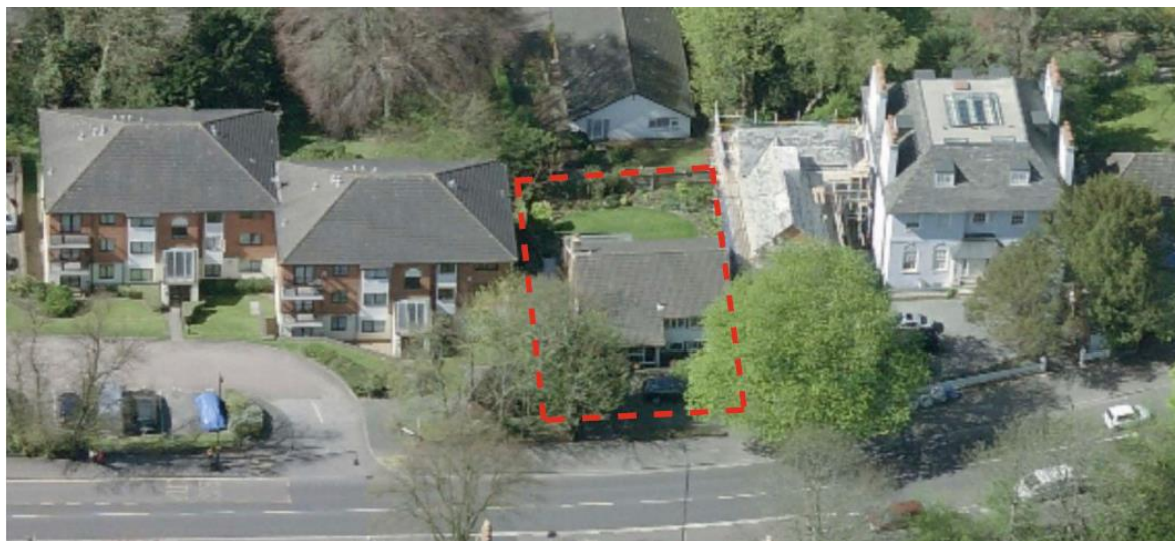
COSTS

S106: No payment required.

CIL: TBC.

VAT: We are advised that VAT is not charged on the price.

LEGAL COSTS: Both parties to pay their own legal costs.



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PLANNING

Full planning permission was granted by London Borough of Southwark on 22.3.19 under planning reference 18-AP-4044 for:

'Demolition of existing dwelling and construction of three storey plus lower ground floor residential building comprising 8x2 bed and 1x3 bed flats (total: 9 residential units) with communal roof terrace at fourth floor level, balconies on front elevation at ground, first, second and third floors and associated landscaping, parking, cycling and refuse facilities'.

See schedule below for the 9 flats.

PROPOSED SCHEME

UNIT	FLOOR	BEDS	SQ FT
1	L/G	2	840
2	L/G	2	840
3	U/G	2	667
4	U/G	2	667
5	First	2	700
6	First	2	700
7	Second	2	700
8	Second	2	700
9	Third	3	969
TOTAL			6,781

VIEWING

By appointment through sole agents.

FURTHER INFORMATION

Planning drawings, and further information are available on request.

CONTACT

KALMARs COMMERCIAL

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LOCATION MAP



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SOUTH LONDON'S LEADING AGENT