



156, 156A & 156B New Cross Road

New Cross, SE14 5BA

Freehold for sale. Mixed use building comprising a shop, 3 bed flat & coach house.

227 to 1,691 sq ft

(21.09 to 157.10 sq m)

- Freehold Opportunity
- Mixed Use Building
- Ideal for Owner Occupiers or Investors
- Rear Access to Coach House

156, 156A & 156B New Cross Road, New Cross, SE14 5BA

Summary

Available Size	227 to 1,691 sq ft
Price	£925,000
Rates Payable	£3,293.40 per annum
Rateable Value	£6,600
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A fantastic opportunity to purchase a mixed-use freehold building comprising a ground floor commercial premises, 3 bed split level flat, and a 2 bed coach house.

The commercial premises is ideally suited to a retail business and has an open plan layout, wc, anti-slip tiled flooring, electric boiler, UPVC shop front, underfloor storage, and Italian venetian plastered feature wall.

The 3 bed flat is positioned above the commercial premises and has a self contained entrance. The first floor provides a double bedroom with private outdoor terrace, a family bathroom with his/her basins and cask iron bath tub, and open plan kitchen/dining room. The second floor consists of a single bedroom and master bedroom with ensuite. The flat is finished to a fantastic standard and benefits from underfloor heating, bespoke handrail and stairwell lighting, Italian venetian plastered walls, Italian marble splash back and granite worktops, built in appliances such as an AEG washing machine and induction hob, and intercom system.

It has its own private entrance via the rear of the property and provides a two-storey building which has a ground floor single bedroom/office and separate wc/shower room. The main double bedroom with ensuite is located on the first floor. The kitchen/diner backs onto the commercial unit and is accessed through the private courtyard and conservatory hallway. The coach house is well designed and benefits include, Vaillant boiler with compact filter, skylights and exposed wooden ceiling beams.

The whole property has CCTV coverage and are currently conjoining but do have the ability to become self contained if needed.

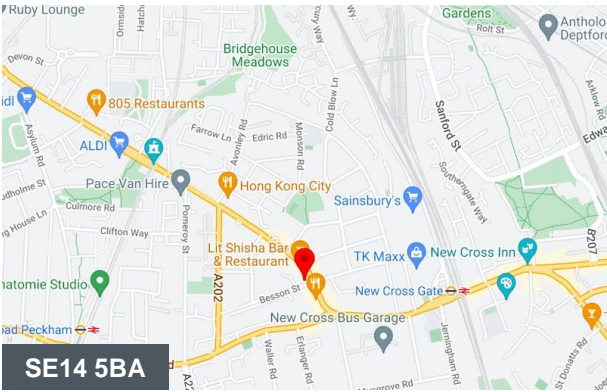
Location

The property is located on New Cross Road, 4.5 miles south-east of Charing Cross in the London Borough of Lewisham and the SE14 postcode district. New Cross has wonderful historical buildings and an increasing number of pubs and eateries such as The Rose Inn, The Rosemary, The New Cross House, and The Amersham Arms. New Cross train station is a 9 minute walk away and provides over ground services into the City of London and City Fringe.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Tenure	Price
Unit - GF Commercial	227	21.09	For Sale	-
Unit - 3 Bed Flat	795	73.86	For Sale	-



Viewing & Further Information



George Sarantis

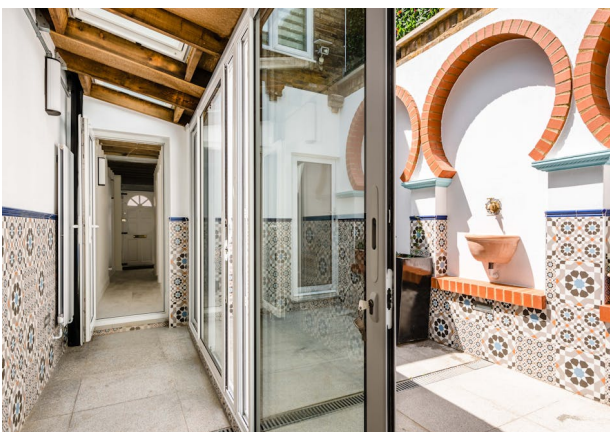
020 7613 4044 | 0731 1077 549
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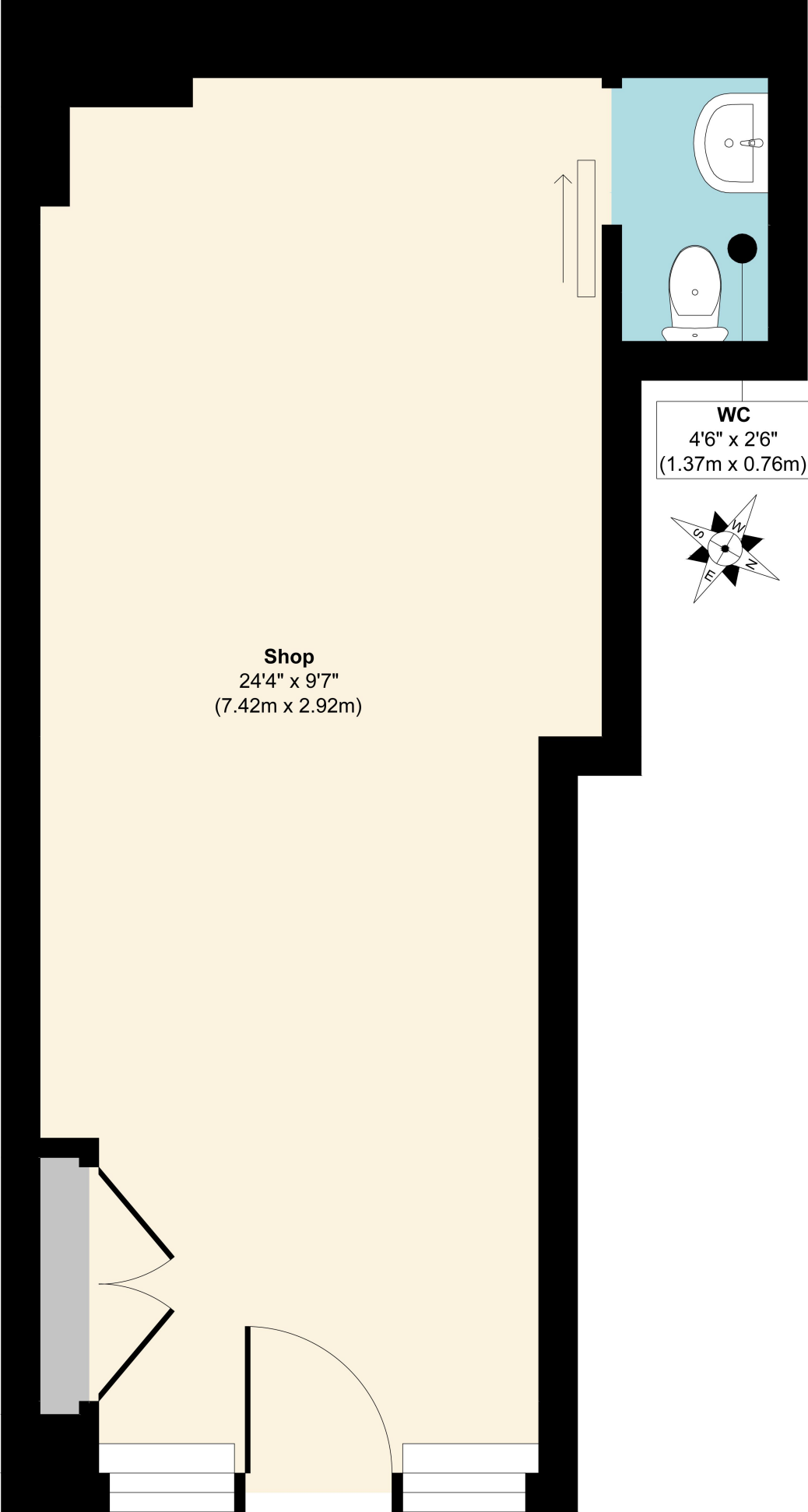


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Name	sq ft	sq m	Tenure	Price
Unit - Coach House	669	62.15	For Sale	-
Total	1,691	157.10		





Shop
Approximate Floor Area
227 sq. ft
(21.08 sq. m)

Approx. Gross Internal Floor Area 227 sq. ft / 21.08 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

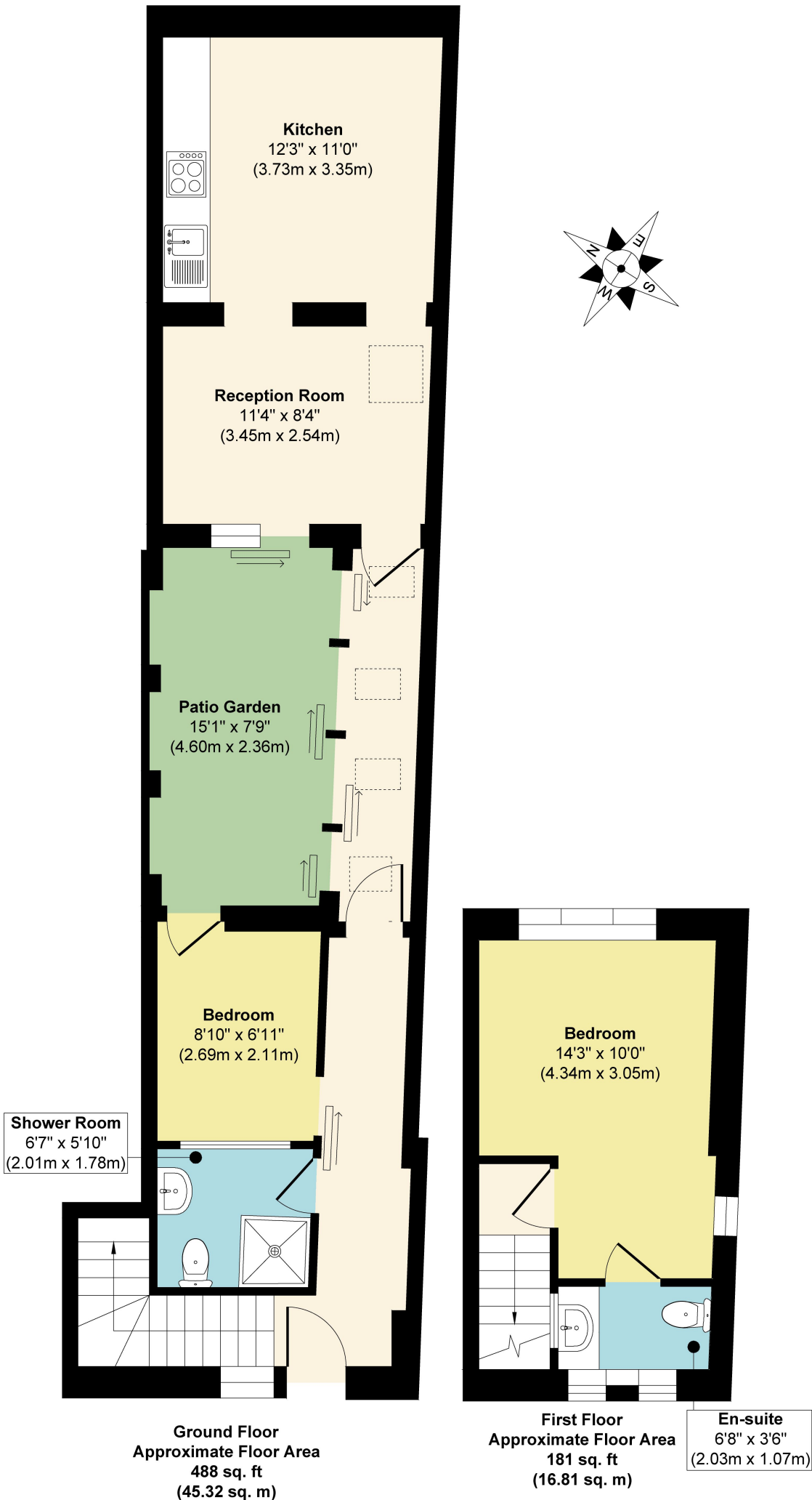
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Approx. Gross Internal Floor Area 795 sq. ft / 73.84 sq. m

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Produced by Elements Property



Approx. Gross Internal Floor Area 669 sq. ft / 62.13 sq. m

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