



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



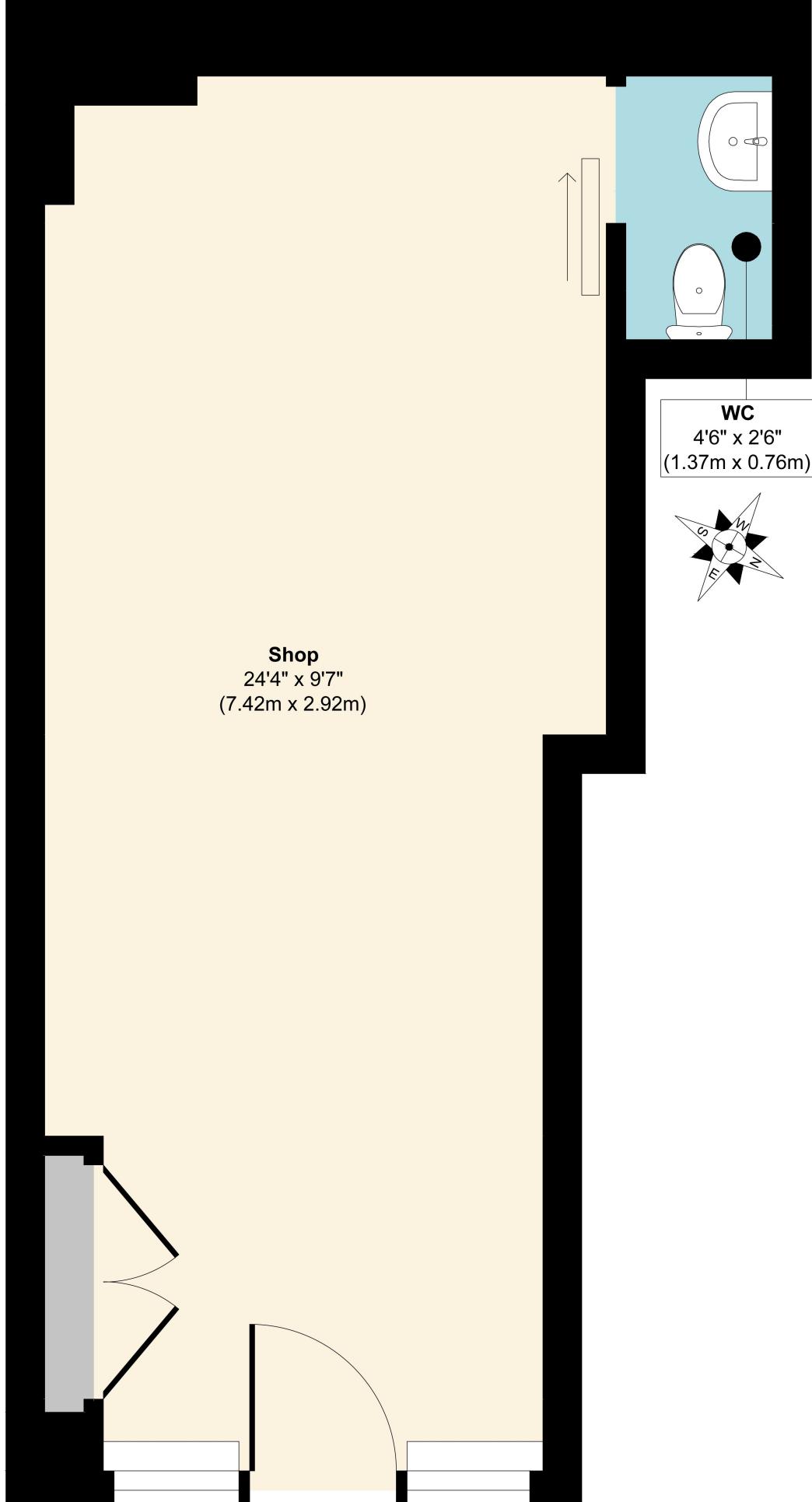
George Sarantis
020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



Quba Medford
020 7613 4044 | 07912883110
quba@fyfemcdade.com

| 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.

Produced by Elements Property



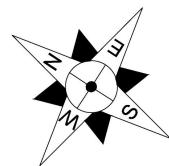
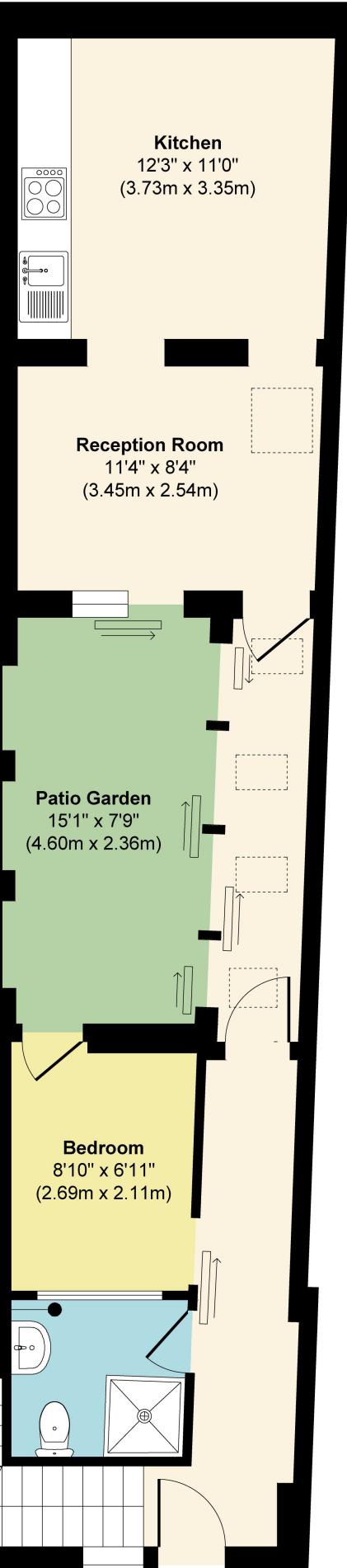
Ground Floor
Approximate Floor Area
67 sq. ft
(6.22 sq. m)

First Floor
Approximate Floor Area
432 sq. ft
(40.13 sq. m)

Second Floor
Approximate Floor Area
296 sq. ft
(27.49 sq. m)

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



Ground Floor
Approximate Floor Area
488 sq. ft
(45.32 sq. m)

First Floor
Approximate Floor Area
181 sq. ft
(16.81 sq. m)

En-suite
6'8" x 3'6"
(2.03m x 1.07m)

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

Produced by Elements Property