

# FOR SALE

## FREEHOLD MIXED- USE BUILDING WITH DEVELOPMENT POTENTIAL



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## CATFORD

📍 Rear Of 242 Brownhill Road, Lewisham, London SE6 1AU

Price £300,000



Property Type

**FLEXIBLE COMMERCIAL**



Size

**1,216 SQFT**



Tenure

**FREEHOLD**



Borough

**LEWISHAM**



Planning Granted

**DC/22/126741**



Existing Use

**C3 DWELLING HOUSES**

### Tenanted



No

### Local Train Stations



Hither Green (0.5 miles)  
Catford Bridge (0.8 miles)  
Catford (0.8 miles)

### Local Amenities



Catford Bridge (1 mile)  
Lewisham Hospital (1 mile)  
Blackheath Village (2.3 miles)

### VAT Applicable



No

### Rateable Value

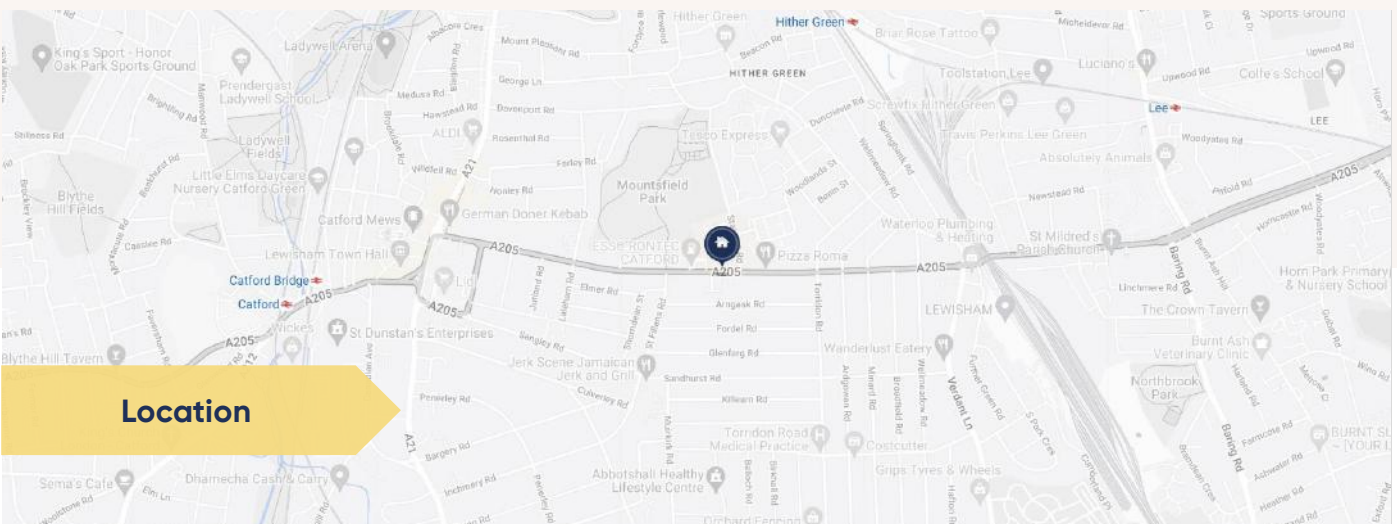


£2,700

### EPC



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### Location



**Additional Information**  
Freehold mixed-use property with development potential in the heart of Catford.

The property is to the rear of 242 Brownhill Road and accessed via an under arch adjacent to 234 Brownhill Road. The property is surrounded by residential and commercial users and is part of a terrace of warehouses. The property comprises a patio 2 storey house with a shared communal hallway which leads to a rear warehouse.

The property has a refused planning application at appeal for the demolition of the existing warehouse and the erection of a live-work unit. There is significant development potential and the reasons for refusal are predominantly design led.

The vendors will consider quick cash offers in excess of £300,000 (276/sqft).



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Commercial Property, Expertly Done



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