

The logo for SHW (Sharnbrook Homecare) is displayed in white, bold, sans-serif capital letters within an orange trapezoidal shape.

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



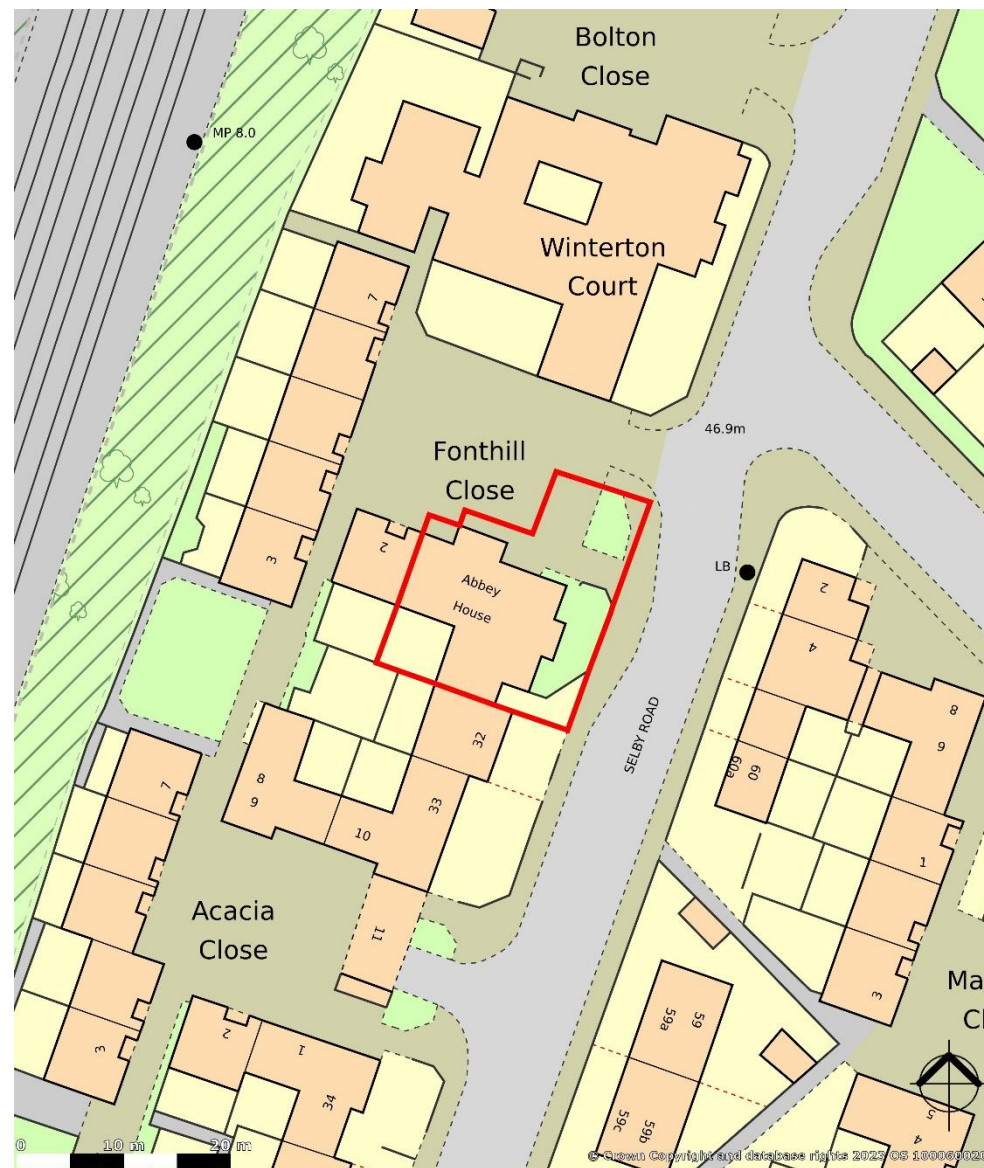
**FOR SALE**

**9-BEDROOM CARE HOME**

**ABBEY HOUSE, 1 FONTHILL CLOSE, SOUTH NORWOOD SE20 8TD**

## EXECUTIVE SUMMARY

- The property comprises a 9-bedroom care home.
- Located on Fonthill Close, South Norwood.
- Gross Internal Area of 3,348 sq ft (311 sq m).
- EPC Rating B.
- Freehold with vacant possession.
- Offers are invited in excess of **£850,000** for the freehold interest.
- The building may lend itself to other alternative uses, subject to planning permission.



## VIEWINGS – 020 8662 2700

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LinkedIn - SHW Property



Instagram – SHW Property

## LOCATION

The property is located on Fonhill Close, South Norwood.

Anerley Railway Station is located 0.5 miles to the north, providing London Overground services to Highbury & Islington and West Croydon and Norwood Junction Railway Station is located 0.8 miles to the south, providing services to Three Bridges, Caterham, London Victoria and London Bridge. Harrington Road Tram Stop is located 0.7 miles southeast of the property, providing links to Beckenham Junction, East Croydon and Wimbledon.

The site is well served by numerous bus services on Croydon Road.

The Local Authority is the London Borough of Bromley.

## DESCRIPTION

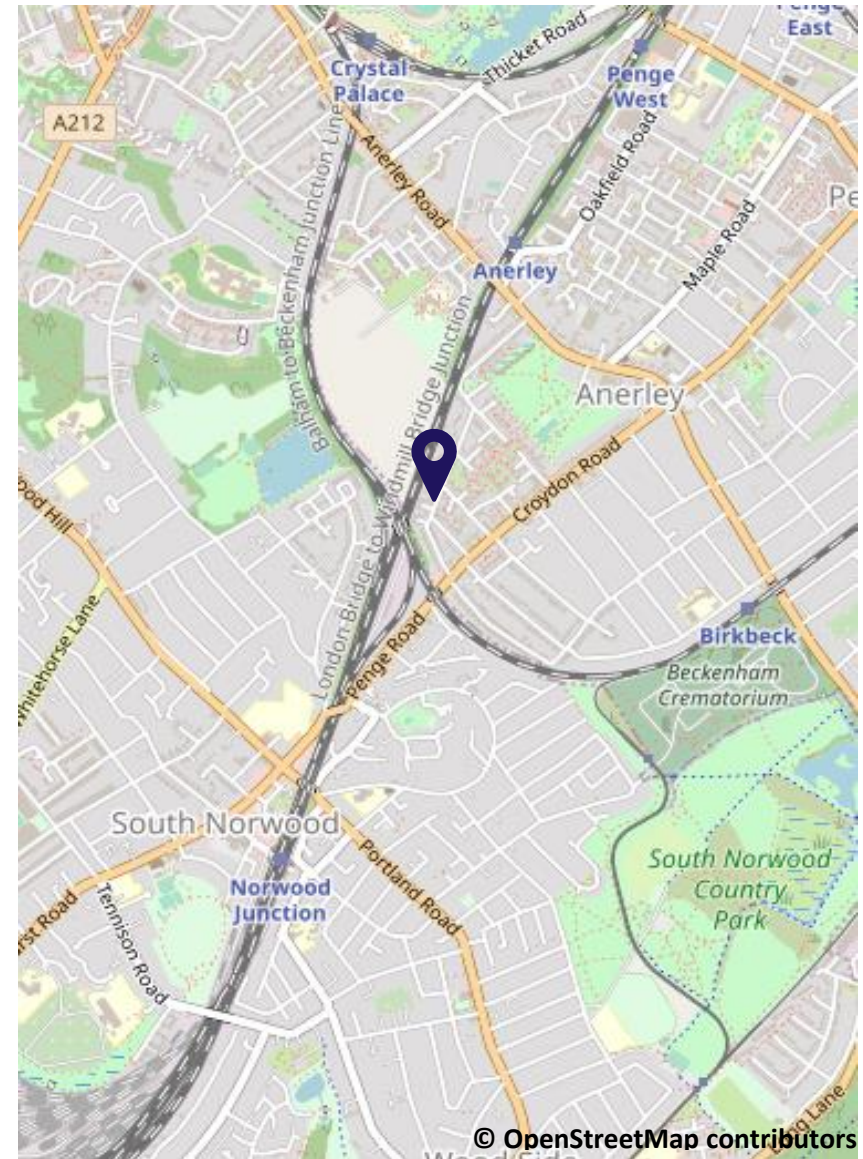
The property comprises a semi-detached 9-bedroom care home arranged over ground, first and second floors, extending to a Gross Internal Area of 3,348 sq ft (311 sq m). The ground floor comprises a communal living room and kitchen with two bedrooms, on the first floor are five bedrooms and a private 1-bedroom flat on the second floor.

The property benefits from two private off-street parking spaces to the front and a small garden to the rear.

The site extends to approximately 0.09 acres.

## DEVELOPMENT POTENTIAL

The property may lend itself to conversion to one large dwelling or 3-4 flats, or other alternative uses such as medical or HMO, subject to planning permission.



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## TENURE

The property is held freehold under title number SGL596132.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

We understand that the property is not elected for VAT.

## EPC

The property has an EPC rating B.

## ANTI-MONEY LAUNDERING

In order to discharge its legal obligations under applicable Anti-Money Laundering regulations, SHW will require certain information of the successful bidder. In submitting your offer, you agree to provide such information when Heads of Terms are agreed.

## GUIDE PRICE

Offers are invited in excess of **£850,000** for the freehold interest with vacant possession.



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# Abbeyfield Society, Fonthill Close, SE20

Approximate Gross Internal Area 311 sq m / 3348 sq ft



 Under 1.5m head height

