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**FOR SALE**

**FREEHOLD HALL – 2,397 SQ FT (222.75 SQ M)  
ST COLUMBAS HALL, CHARNWOOD ROAD, CROYDON SE25 6NT**

**DESCRIPTION**

The property is a detached single-storey hall building, extending to a Gross Internal Area of 2,397 sq ft (222.75 sq m).

To the front and side of the property is an area of hardstanding.

The site extends to an area of approximately 4,643 sq ft (0.1 acres).

**LOCATION**

The property is located on Charnwood Road. The area is typified by residential dwellings. The property is bound by Whitehorse Manor Junior School to its rear boundary and runs adjacent to the train line.

Selhurst Railway Station is located 0.3 miles southeast of the property, providing services to London Bridge, London Victoria and East Croydon. Bus routes also operate within close proximity

The property lies within the administrative area of the London Borough of Croydon.

**PLANNING**

The property has recently been used as a boxing gym under Use Class E.

**EPC**

An EPC has been commissioned and will be available shortly.

**TENURE**

The property is held under freehold title: SY58179.

**VAT**

We understand the property not elected for VAT.

**RATEABLE VALUE**

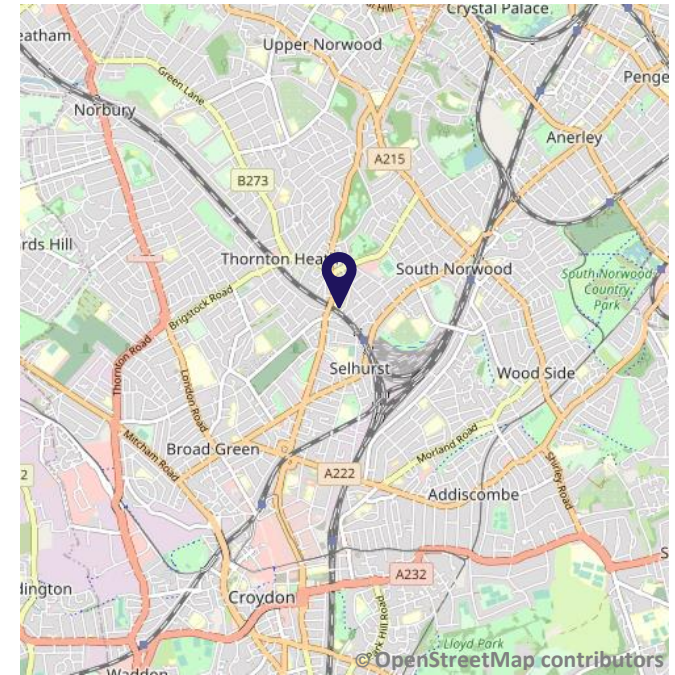
The property has a rateable value of £3,950.

**PRICE**

Offers are invited in excess of **£350,000**.

**ANTI-MONEY LAUNDERING**

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.



**VIEWINGS – 020 8662 2700**

**Matt Morris**

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**Richard Plant**

t: 07850 584240

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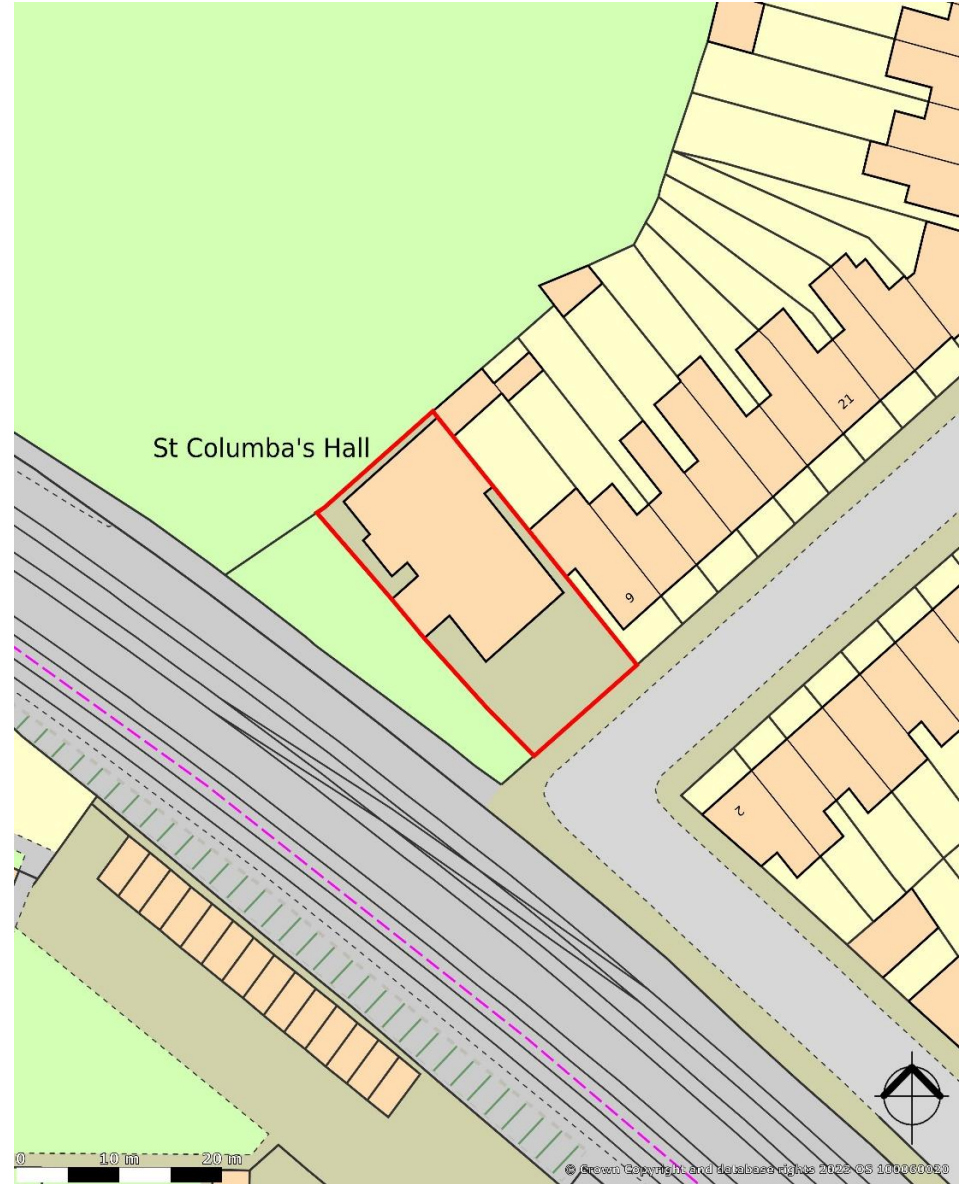


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