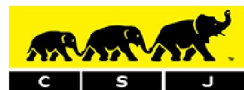




**33 WHITEHORSE ROAD, CROYDON,  
SURREY, CR0 2JH**

**£370,000 Freehold**



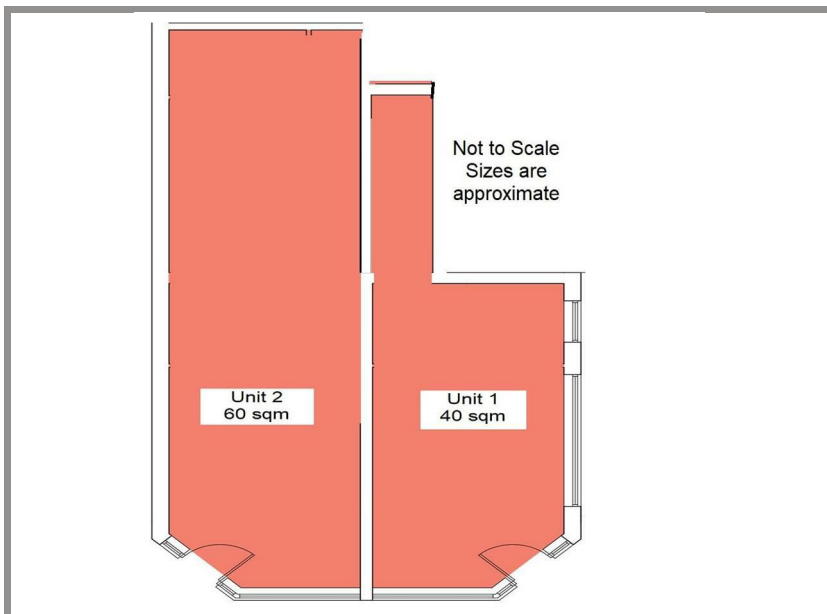
**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



### Full Description

Commercial unit (E Class) on the ground floor of this brand new development with 6 residential apartments above

The space is designed as two units and can be sold as one or individually subject to negotiations, each property has street facing windows with separate entrance.

Finished to shell and core with services installed - No gas - Both water and electricity available (not checked by CSJ) - Future conversion to residential subject to the relevant consents

### Location

The property occupies a prominent corner position located on Whitehorse Road (A212) on the corner of Union Road close to the junction of the A222 (St James's Road) just five minutes walk from West Croydon Station.

Nearest station is West Croydon just 0.5 miles away

### Accommodation

Unit 1 - 40 sqm

Unit 2 - 60 sqm

### Terms

Both units sold shell and core finish

Guide Price £370,000 for whole or offers invited for individual units

Offers to let the property will also be considered

### Viewing

Contact Sole Agents, Christopher St James  
020 8545 0591 / [developments@csj.eu.com](mailto:developments@csj.eu.com)

### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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