

**PLANNING GRANTED**



**157 ECCLESBOURNE ROAD  
THORNTON HEATH, CR7 7BR**

***Offers in excess of £575,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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## DESCRIPTION

Detached mixed use property comprising ground floor retail area to the front with ancillary storage in the basement, first floor one bedroom flat and warehouse with yard area at the rear

Planning has been granted and we feel this could be enhanced further

## LOCATION

The property occupies a corner position on Ecclesbourne Road at its junction with Bensham Lane, the rear of the property is accessed via Bert Road

Easy access to a number of shops, restaurants, supermarkets and green spaces

### Nearest Stations:

Thornton Heath 0.5 miles

West Croydon 1.2 miles



## PLANNING

Planning granted on appeal ref: 20/04375/FUL for....

Alterations, Demolition of existing building behind façade and removal of side fence on Bensham Lane and rear fence on Bert Road, and removal of existing advertisement hoarding,

Erection of two storey building (ground and first floors), re-provision of ground floor retail unit Use Class E(a) (Display or retail sale of goods, other than hot food) facing Ecclesbourne Road with ancillary storage, kitchen and w/c in existing basement. Provision of 3 flats, one at ground floor and two on first floor accessed from Bensham Lane.

Provision of rear ground floor amenity spaces and rear first floor balconies, and provision of off-street parking at rear, and associated cycle and refuse storage.



## ACCOMMODATION

The proposed scheme will provide

Retail unit: Ground floor 51.3 sqm with additional space in the basement

Flat A: Ground floor 1 bed with private terrace 51.3 sqm

Flat B: First floor 1 bed with balcony 50.1 sqm

Flat C: First floor 1 bed with balcony 51.3 sqm

## TERMS

Offers in excess of £575,000 are invited

The property is being sold with vacant possession

## DATA ROOM

Further information and documents available in our data room - Access available on request



## VIEWING

Contact sole agents Christopher St James on 020 8545 0591

## 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.
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