



**James ashley**  
**commercial**  
property consultants

Westow Hill | Crystal Palace | London | SE19  
INVESTMENT/DEVELOPMENT OPPORTUNITY

# Westow Hill | Crystal Palace | London | SE19 | FREEHOLD FOR SALE

- tenanted shop, vacant basement & 5 bed flat
- total: 359.06 m<sup>2</sup> (3,865 ft<sup>2</sup>) approx.
- upper parts have hmo planning for 6 rooms
- income producing retail unit
- offers in the region of £1.35m freehold
- investment with development potential

## DESCRIPTION

Prime period corner mixed use building arranged over five floors. The ground floor is mainly open plan with a rear storeroom, kitchen and single WC. The self-contained basement is accessed via Jasper Road and benefits from some natural light, good ceiling height and single WC.

The first, second and third floors comprise a 5 bedroom self-contained flat, arranged on the first floor as a large front living room, kitchen and WC, 3 bedrooms and a bathroom/WC on the second floor, with a further 2 bedrooms on the third floor.

## LOCATION

Situated in a prominent position on Westow Hill (A214), on the corner of Jasper Road within the 'triangle' in Crystal Palace.

Neighbouring occupiers include; Headmasters, Budgens, Chicken Cottage, Poundstretcher, Domino's, Cancer Research, Morleys, Caffe Nero, Iceland, Rush, together with a good mix of other independent and local traders.

Crystal Palace and Gipsy Hill mainline railway and Overground stations are both within walking distance, providing services to London Bridge, Victoria, Beckenham, Highbury & Islington and West Croydon. There are also buses serving the area, located on Westow Hill.

## ACCOMMODATION

|              |                             |                             |               |
|--------------|-----------------------------|-----------------------------|---------------|
| Basement     | 78.97 m <sup>2</sup>        | 850 ft <sup>2</sup>         |               |
| Ground       | 83.15 m <sup>2</sup>        | 895 ft <sup>2</sup>         |               |
| First floor  | 79.43 m <sup>2</sup>        | 855 ft <sup>2</sup>         |               |
| Second floor | 67.35 m <sup>2</sup>        | 725 ft <sup>2</sup>         |               |
| Third floor  | 50.17 m <sup>2</sup>        | 540 ft <sup>2</sup>         |               |
| <b>Total</b> | <b>359.06 m<sup>2</sup></b> | <b>3,865 ft<sup>2</sup></b> | <b>N.I.A.</b> |

## TENURE

Freehold, with the benefit of a 15 year lease from October 2018 to The Sourcing Table (Indigo Wines) on the ground floor, with vacant possession of the basement and the flat above on Completion.

## FURTHER INFORMATION

Contact the vendors sole selling agents: -

**James Stefanopoulos or Ashley Brudenell**



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