

# FREEHOLD MIXED- USE PREMISES FOR SALE

**City &  
Counties**  
— Commercial —

WEST NORWOOD



8 Knights Hill, West Norwood SE27 0HY

Price **£1,040,000**



Property Type

**DEVELOPMENT /  
INVESTMENT**



Size

**2,392 SQFT**



Tenure

**FREEHOLD**



Borough

**LAMBETH**



Recent Planning

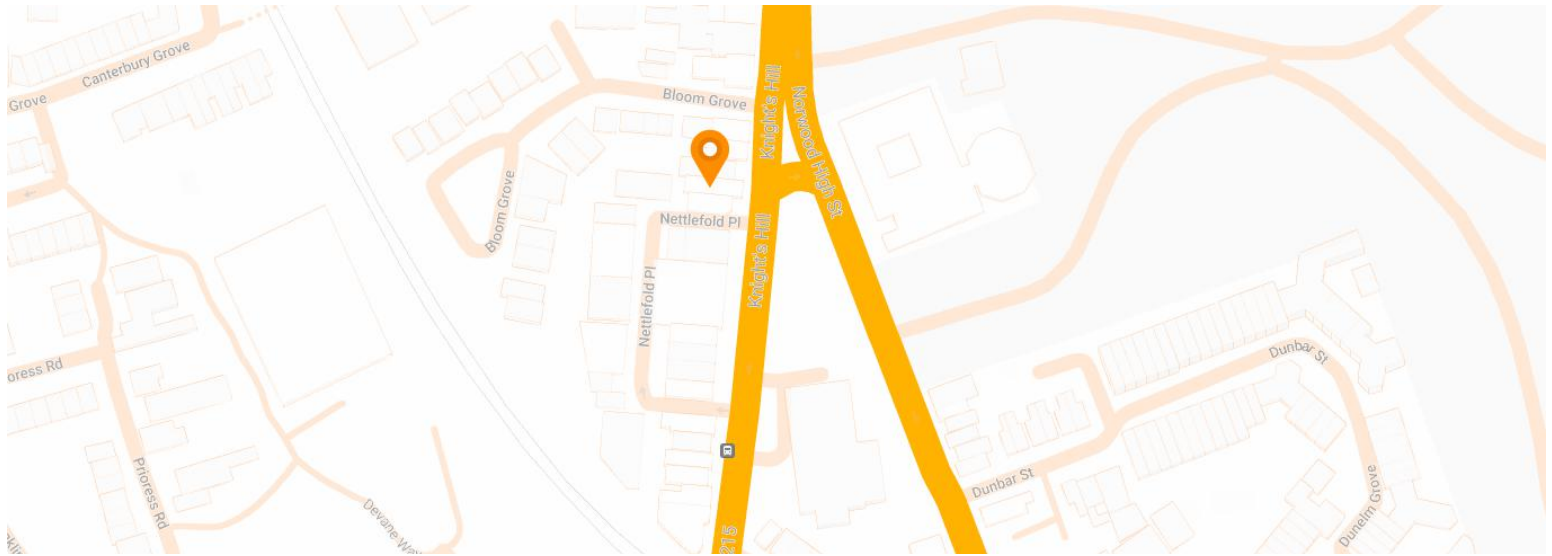
**20/03661/FUL**



Existing Use

**E CLASS**





Tenanted

**NO**



Local Train Stations

**West Norwood (0.2 miles)**  
**Tulse Hill (0.5 miles)**  
**West Dulwich (0.9 miles)**



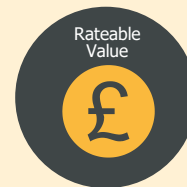
Local Amenities

**Sainsbury's (0.2 miles)**  
**Brockwell Park (1 mile)**  
**West Norwood Library (35 yards)**



VAT Applicable

**NO**



Rateable Value

**£11,000**



EPC Rating

**D**

### Additional Information

The ground floor commercial unit currently trades as an Indian restaurant and comprises a front retail area and kitchen to the rear. The basement of the property comprises a storage unit, small office and toilets.

The upper floors comprise a large residential unit that contains 4 bedrooms and 3 separate showers. The property does need a complete overhaul however there is potential to increase the value of the property by an extension to the rear along with a full refurbishment of the property.

In April 2014 (14/00659/FUL) planning permission was refused for the erection of a part two-storey, part single-storey rear extension at first and second-floor levels to provide an additional self-contained residential unit, involving the relocation of an extract duct. We believe a more sympathetic design might gain approval however we encourage all interested parties to conduct their own research on the feasibility of the site.

Vacant possession will be provided, and viewings can be arranged upon request.

**Knights Hill,  
West Norwood, SE27 0HY**  
Approx. Gross Internal Area 2392 Sq Ft - 222.22 Sq M



**City &  
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— Commercial —

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# CONTACT US



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