

For Sale

**1a Carver Road, Herne Hill, London, SE24 9LS****Garage and Land with Development Potential**

- Offers in excess of £350,000 for the Freehold Interest
- Plot size – c. 96 sqm / 1,033 sqft
- 1 x garage/studio with a garden and front driveway
- Secure, lockable front gate.

Description

This garage and land presents a unique/rare opportunity and could have a variety of uses. There is currently a garage that could be used as car storage or even a studio, with doors that open into the garden area. In front of the garage is an uncovered driveway for an additional car. There could be potential for the size of the garage to be increased along with the potential change of use (STPP). Buyers must make their own enquiries into this potential.

Location

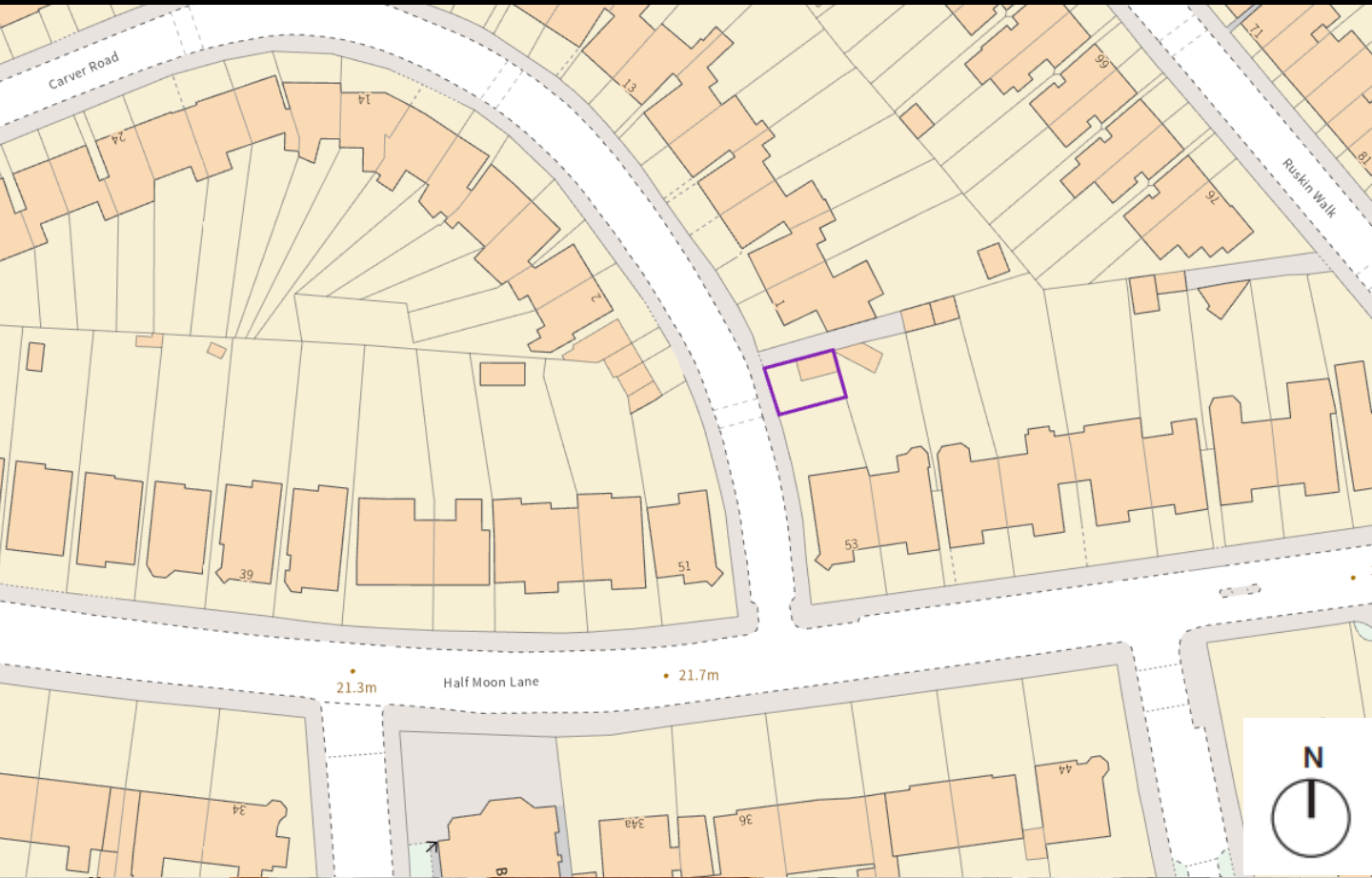
Located in a prime position within central Herne Hill, on the east side of Carver Road, closest to the junction with Half Moon Lane. It is positioned to the rear of 53 Half Moon Lane and adjacent to 1 Carver Road. All the amenities in Herne Hill are close by, including Brockwell Park and Herne Hill Station.



New Homes

Land
AgencyCommercial
AgencyChartered
Surveyors**All Enquiries:**

Jack Tucker
Development Consultant
jack@pedderproperty.com
0208 702 9999



New Homes

Land
AgencyCommercial
AgencyChartered
Surveyors**All Enquiries:**

Jack Tucker

Development Consultant

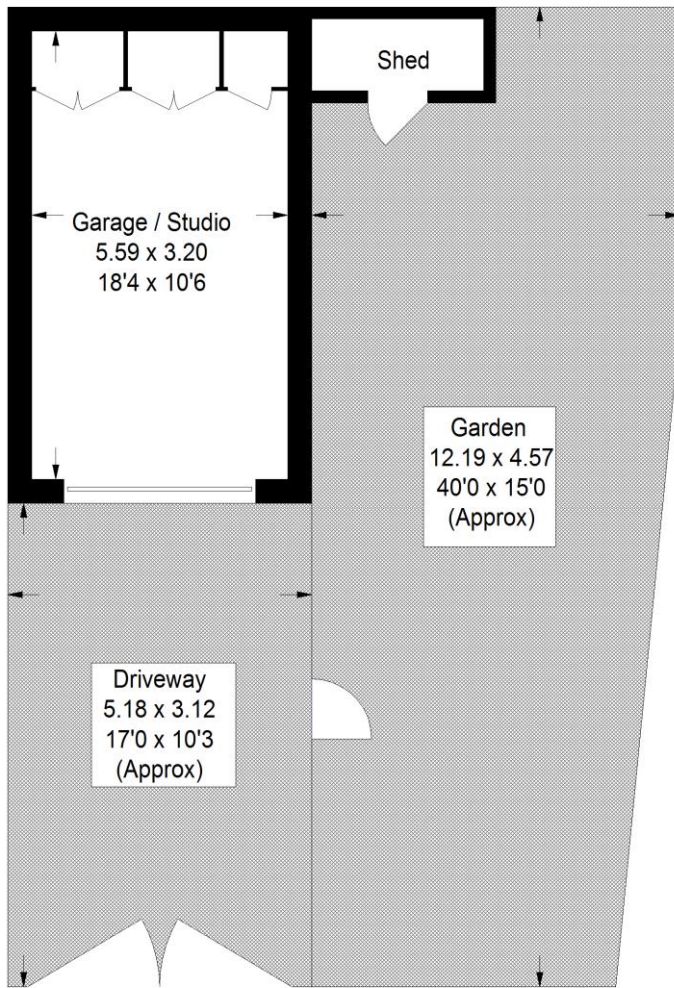
jack@pedderproperty.com

0208 702 9999

Floorplan

Carver Road, SE24

Approximate Plot Area
96.0 sq m / 1033 sq ft



Price

Offers in excess of £350,000 for the freehold interest.

Method of Sale

The Property is being offered for sale via Informal Tender.

All offers should be submitted in writing along with proof of fund.

VAT

We understand that VAT is not applicable.

Information Pack

Please contact either Jack@pedderproperty.com or Harry@pedderproperty.com

Copyright www.pedderproperty.com © 2023

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



New Homes



Land Agency



Commercial Agency



Chartered Surveyors

Misrepresentation Act 1967: Pedder Property Sales Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Pedder Property Sales Ltd nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. January 2023