727 OLD KENT ROAD | PECKHAM, LONDON SE15 1JL

- Vacant freehold for sale
- Located prominently on the Old Kent Road
- Approximately 0.9 miles from New Cross Gate Station
- Possible residential conversion (stpp)
- Offers in excess of £400,000

DESCRIPTION
A rare opportunity to acquire an unbroken freehold with accommodation over three floors. The property benefits from a large extension to the rear and commercial use throughout. The ground floor is currently used as a training centre and has been extended to the rear comprising an approximate size of 1,326 sq ft. There is separate access to the upper parts from the front of the building.

LOCATION
The property is located on the Old Kent Road (A2) leading onto New Cross Road. The Old Kent Road serves as a major arterial route through South East London, and dissects several important regeneration zones. New Cross Gate underground and Queens Road (Peckham South) mainline stations are within a short distance, numerous bus services operate along the Old Kent Road.

London Mayor Boris Johnson has decided to designate the Old Kent Road as an ‘opportunity area’, one of four new priority zones, where more than 11,000 new homes, better public transport, shops and neighbourhood amenities are planned.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,326sqft</td>
</tr>
<tr>
<td>First Floor</td>
<td>429sqft</td>
</tr>
<tr>
<td>Second Floor</td>
<td>429sqft</td>
</tr>
<tr>
<td>Basement Storage</td>
<td>246sqft</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,430sqft</strong></td>
</tr>
</tbody>
</table>

(not measured)

EPC
Available upon request.

SERVICES
We understand that the property is connected to all main services, however, prospective purchasers should satisfy themselves in this regard.

TERMS
Offers in excess of £400,000 are invited for the freehold interest, subject to contract and terms agreed.

VAT
We understand that VAT is not payable on the purchase price.

VIEWINGS
All viewings are strictly by prior appointment with Henry Hammond or Kevin Neun on 020 8315 5454.
Acorn as our vendor’s agent have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.