

FOR SALE

GUIDE PRICE - £300,000 STPP

3,229 SQ FT (299 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



BLUEBELL CLOSE, GARAGES, LONDON, SE26 6SN

LOCATION:

The garage site is situated off Sydenham Hill in the Sydenham Ward of Lewisham, within a predominantly residential neighbourhood. It benefits from convenient transport links:

- 0.5 miles to Sydenham Hill Station
- 0.9 miles to Crystal Palace Station
- Adjacent to the Green Chain Walk, offering access to extensive woodland and daytime recreation

Local Residential Transactions – Indicative Pricing. In the last two years, several high-spec 4-bedroom houses have sold nearby:

Address	Sale Date	Property Type	Approx. Price
18 Sydenham Hill, SE26 6SR	Sep 2023	Detached house (~282 sqm)	£2,800,100
15 Sydenham Hill, SE26	Sep 2024	Detached house	£2,700,000
35 Sydenham Hill, SE26 6SH	Feb 2024	Terraced house	£778,000

These recent results illustrate the strong local market for family-sized homes.

DESCRIPTION:

The site at Bluebell Close comprises approximately 0.03 hectares and currently accommodates 13 garages. It is located within a predominantly residential area.

The site is situated adjacent to a residential terrace and is accessed via a shared road. It lies on the edge of the Green Chain Walk and is surrounded by mature trees.

The site is bordered by mature tree canopies on three sides. To the south, it is flanked by two-storey terraces.

Planning guidance from Lewisham indicates this Infill site typology should follow the Small Sites Design Guide SPD. A capacity study suggests suitability for a 4-bedroom house.

Key considerations:

- The site is not within a conservation area
- There are no TPOs on the garages
- There are TPOs on eight trees on adjacent land (14 Sydenham Hill)
- Adjacent to the Hillcrest Estate (High Level Drive) SINC - an ancient woodland
- A public footpath lies between the garages and No.14, leading into the woodland

Development must avoid disturbance to ancient woodland and tree root zones and consider long-term viability of trees, habitat protection, and green infrastructure connectivity.



SIZE: 3,229 Sq Ft (299 Sq M)



GUIDE PRICE: £300,000



COSTS:

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



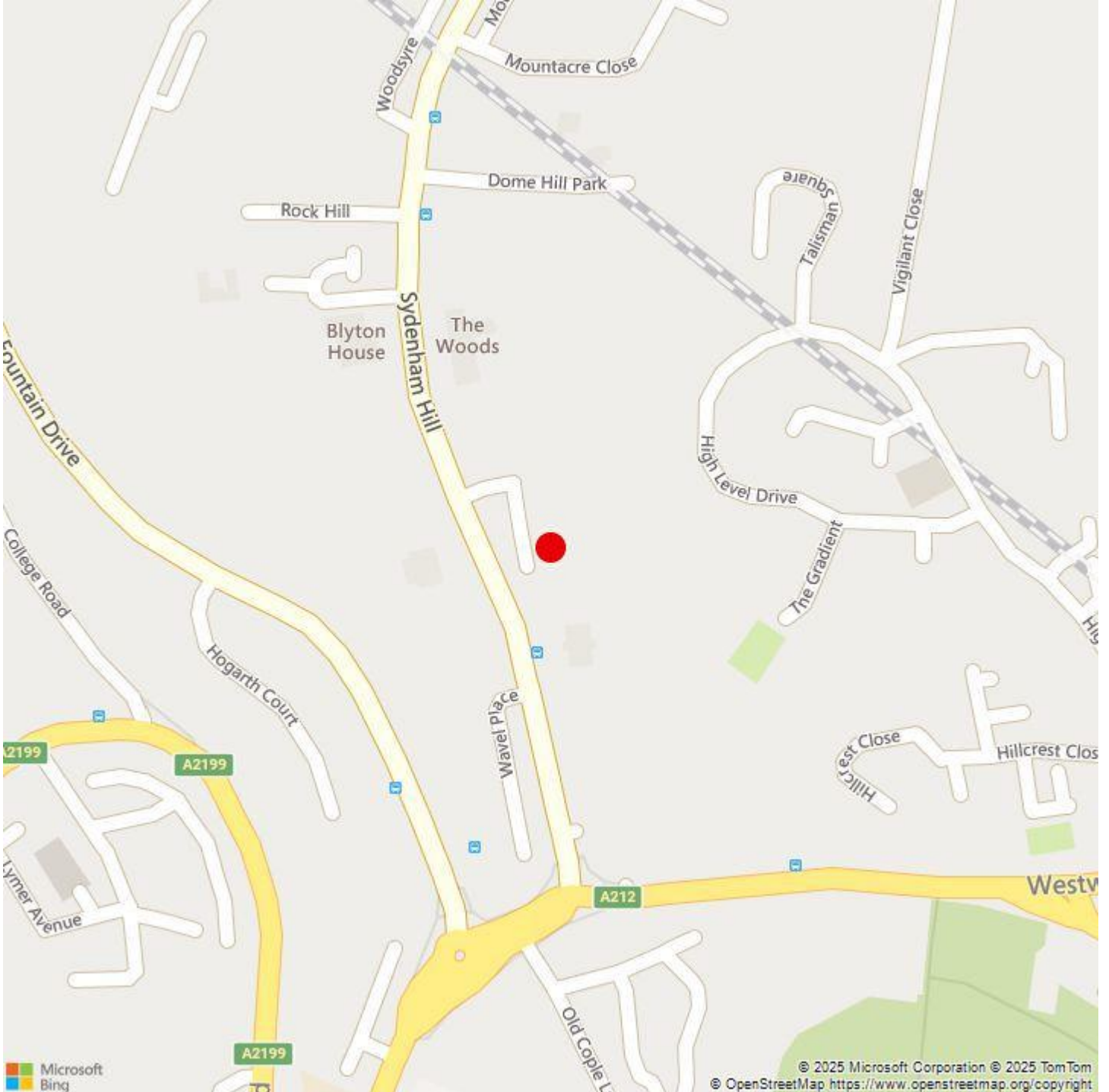
CONTACT:

Sebastian Kalmar
sebastiank@kalmars.com



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