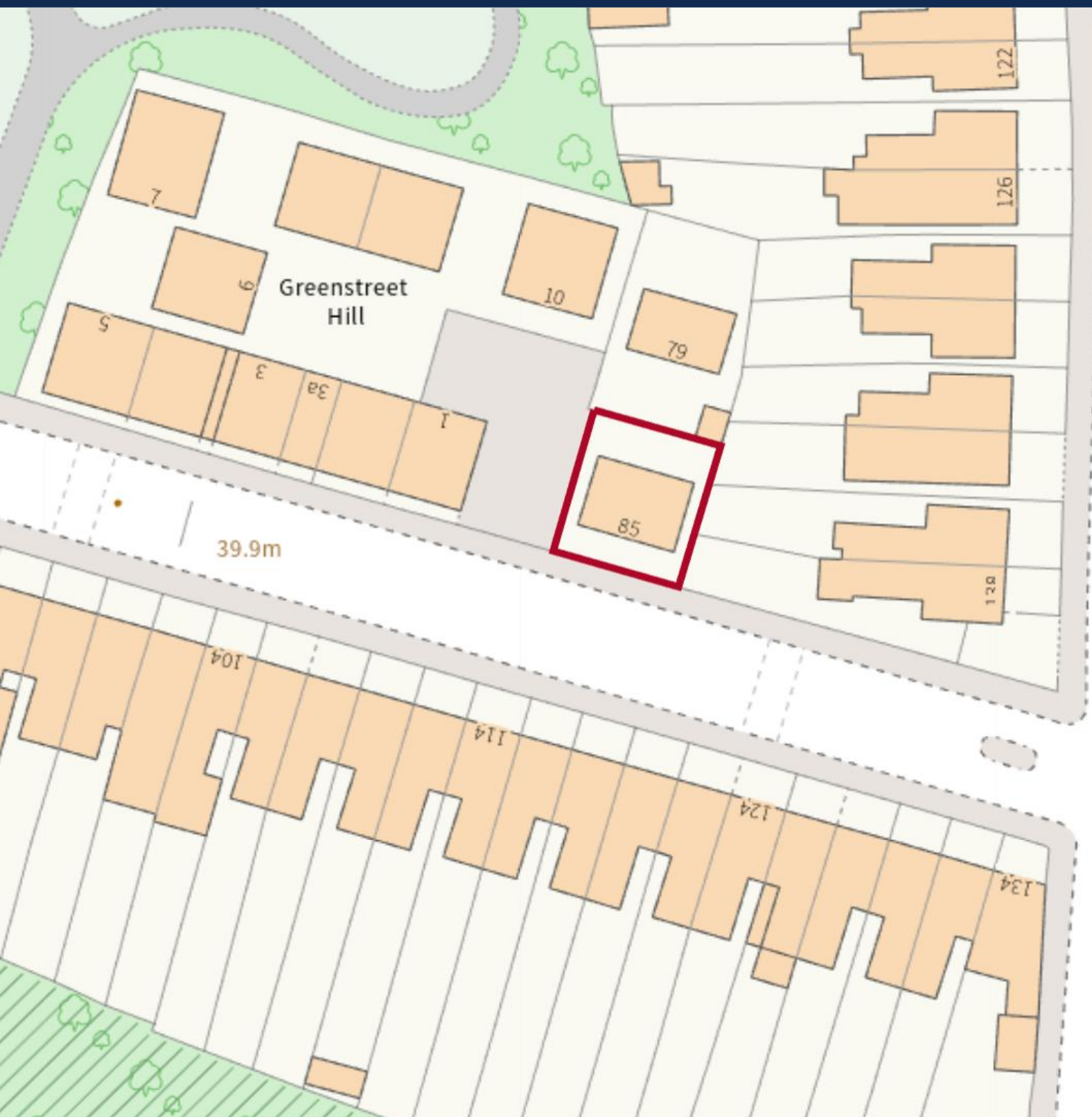


FOR SALE

GUIDE PRICE £500,000 - STPP

2,127 SQ FT (197.65 SQ M)

KALMARs



85 DRAKEFELL ROAD, LONDON, SE14 5SR



LOCATION:

The site is located adjacent to Telegraph Hill Park, close to amenities and transport, including:

- 0.4 miles to New Cross Gate Station (Overground & National Rail)
- 0.6 miles to Brockley Station
- Direct access to local shops, cafés, and parks
- Within the sought-after Telegraph Hill Conservation Area



DESCRIPTION:

Residential Development Opportunity – Subject to Planning Permission

The land at 85 Drakefell Road comprises a rectangular plot of approximately 0.0488 acres (2,127 sq ft), currently occupied by a dilapidated bungalow, and is owned by the London Borough of Lewisham.

The site is positioned within a residential setting and lies within the Telegraph Hill Conservation Area. It is surrounded by mature trees, offering both privacy and an attractive natural environment.

Access to the site is via Drakefell Road, and a high-level capacity study undertaken by Lewisham Council indicates development potential for:

- 1 x 3-bedroom, 6-person house

All proposals would be subject to planning permission, and will need to be sensitive to the conservation area context, surrounding tree coverage, and local planning policy including design, scale, and amenity considerations.



£ **PRICE:** £500,000 Subject to contract

 **SIZE:** 1,217 Sq Ft (197.65 Sq M)

 **COSTS:**

VAT: Not VAT elected

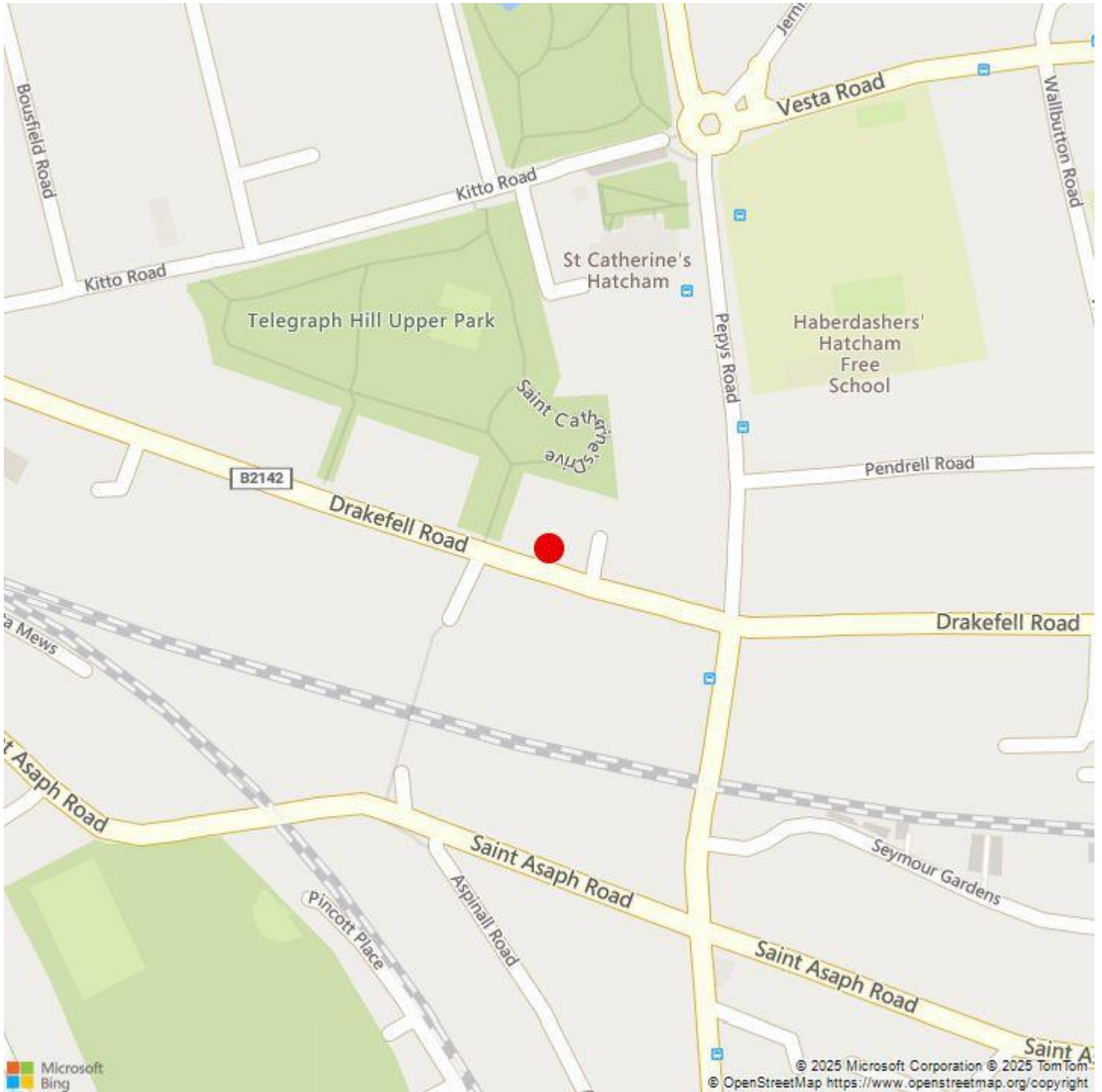
LEGAL COSTS: Both parties to pay their own legal costs.

 **VIEWINGS:**

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

 **CONTACT:**

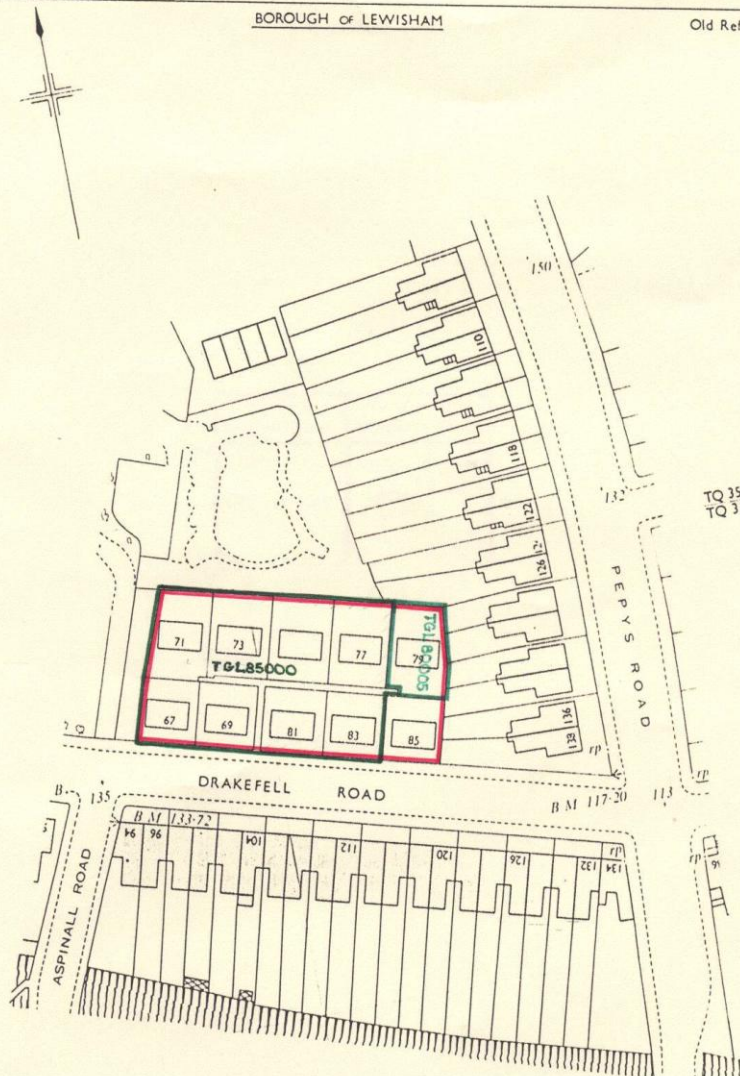
Sebastian Kalmar
sebastiank@kalmars.com



H.M. LAND REGISTRY		TITLE NUMBER	
		LN 87458	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3575
			SECTION
			E
Scale: 1/1250		© Crown copyright 1975	

BOROUGH OF LEWISHAM

Old Reference LN XI 49 D



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KALMARs

SOUTH LONDON'S LEADING AGENTS