

New Cross, London, SE14 6NZ**£730,000**

Semi Detached

**Property Overview**

A Vacant Four-Bedroom Semi-Detached House in Shell Condition

- Planning Permission: Approved for demolishing the rear garage and constructing a single-storey rear extension.
- Tenure: Freehold.
- Completion: Available within 8 weeks.

Property Description

The property is a four-bedroom semi-detached house spanning the lower ground, ground, and first floors. It requires a full programme of refurbishment, offering excellent potential for improvement and modernisation.



Location

- Situated on a quiet residential road, close to local shops and amenities.
- The open green spaces of Fordham Gardens are within easy reach.
- Excellent transport links are provided by New Cross Gate Overground and rail stations.

Accommodation

Lower Ground Floor:

- Two reception rooms
- Shower room with WC
- Kitchen

Ground Floor:

- Double reception room
- Kitchen (with sink and boiler)

First Floor:

- Four bedrooms
- Bathroom



Exterior

- Benefits from side access to the rear garden
- Includes a garage and shed

Planning Permission

Lewisham Borough Council granted planning permission on 21st February 2024 for:

- The construction of a side and rear extension to replace the existing garage.
- A brick wall to replace the current street-facing wooden fence.



EPC Rating: E

This property presents a fantastic opportunity for redevelopment and personalisation. Contact us for further details or to arrange a viewing.