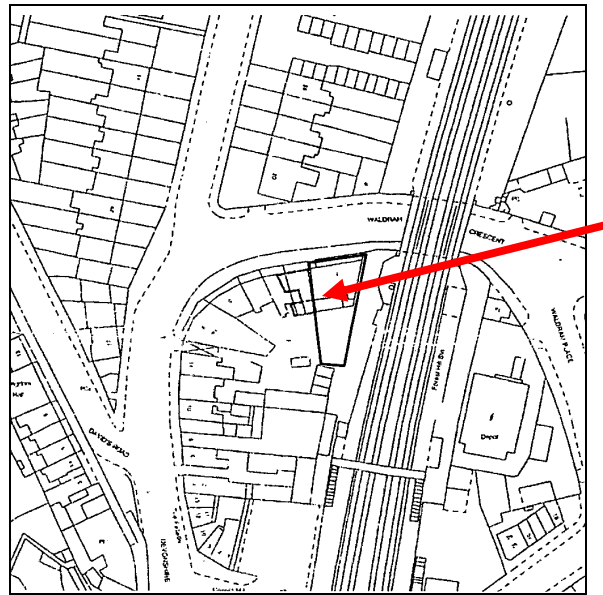


Development Opportunity

Waldram Crescent London, SE23



Location: The site lies on the southern side of Waldram Crescent, immediately west of Forest Hill main railway line station. Waldram Place is less than a minute's walk away which provides access to Forest Hill Station.

Description: The site of approximately 3,035 square foot is vacant, overgrown and unkempt at the eastern end of a terrace of residential properties. The site has the largest area of any of the premises along the southern side of Waldram Crescent and is roughly triangular in shape.

Planning: Planning was granted on 28/01/2008 "for the construction of a four storey building incorporating balconies at 1 Waldram Crescent SE23, comprising of 8, one bedroom, self contained flats, together with associated landscaping and provision of a bin store and 8 bicycle spaces".

The development will be built to the following specification:

Unit	Type	Floor	Beds	Baths	Sq Ft	Sq M
1	Flat	1	1	1	471	44
2	Flat	1	1	1	513	48
3	Flat	2	1	1	471	44
4	Flat	2	1	1	513	48
5	Flat	3	1	1	480	45
6	Flat	3	1	1	513	48
7	Flat	4	1	1	480	45
8	Flat	4	1	1	513	48
Net Saleable					3,955	368
Stairs					439	41
Balconies					312	29
Total					4,706	437

Tenure: Freehold

Price: Offers In Excess of £450,000 Subject To Contract

Further Info: Strictly Through The Estate Office on 020 7266 8500