

# Lot 45

## 497 New Cross Road, London SE14 6TQ

**GUIDE PRICE: £325,000**



### **PARTIALLY COMPLETED DEVELOPMENT OPPORTUNITY**

This freehold terraced building has been granted planning permission for the erection of a lock-up shop premises with three one bedroom flats above. The development has been partially completed to include piling, footings and blockwork up to roof level. The property is being sold in its partially completed state and will therefore be of interest to developers and investors wishing to complete the works and to subsequently market the units by way of letting or sale. The property is situated amongst a number of local traders and within a few minutes walk of New Cross station.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

London Borough of Lewisham 020 8314 6000

#### **VENDORS SOLICITORS**

Mr E Omuovwu,  
Wisdom Isaacs Solicitors Ltd,  
2nd Floor,  
2a Powis Street,  
Woolwich,  
London SE18 6LF  
Tel: 020 8331 0021

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN