

## PROPERTY PARTICULARS

### FOR SALE - Church and Vicarage



#### Location

The property is located in the London Borough of Lewisham. St John's railway station, on the South-Eastern rail network, is a 5 minute walk away, whilst Elverson Road DLR is a 10 minute walk to the North and Lewisham mainline / DLR station is a 15 minute walk to the East. There are therefore fast connections to Bank, Canary Wharf, Charing Cross, Waterloo, London Bridge, Cannon Street and Victoria in Central London, and Hayes and Orpington in Kent. New Cross, on the London Overground, is a 15 minute walk to the North, with extensive connections throughout London. Lewisham Way is also a major bus route with routes towards Paddington, Liverpool Street Station and the City passing the site.

#### Description

The existing property comprises a former Welsh Presbyterian Church set over two storeys. Attached to this is the vicarage building which is a double bay-fronted villa finished in stucco. This provides some communal spaces associated with the church and residential accommodation.

Site Area (from digital mapping)  
0.284 acres (0.115 hectares)

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### Planning

The property is not listed but is located within the St John's Conservation Area. The existing use is likely to be regarded by the London Borough of Lewisham as either D1 Non-Residential Institution use or a D1 / C3 Institution/Residential mix. A pre-application submission has been lodged with LBL for a change of use to Residential based upon a scheme comprising five no. 4-storey, 4-bedroom houses arranged in a terrace. Each house is allocated 2 parking spaces and has a rear garden of approximately 8m in length. The total estimated Gross Internal Area of the scheme is 9,600 sq ft. The outline plans are attached.

### Tenure

Freehold

### Floor Areas

Floor	GIA M2	GIA FT2
Second	71.4	769
First	118.6	1,276
Ground	322.1	3,467
Basement	137.1	1,476
<b>Total</b>	<b>649.2</b>	<b>6,988</b>

### Title Restriction

The title deeds contain a restrictive covenant against use as a garage, cinema, theatre, sale of liquor or anything which may be a nuisance or interfere with services at St John's Church.

### VAT

The property is not elected for VAT.

### Possession

Vacant possession will be available upon conclusion of legal formalities.

### Price

One Million Five Hundred Thousand Pounds (£1.5million)

### Viewing

Contact Alex Dawson  
Tel: 0207 939 9550 / 07949 745 533  
Email: alex@alexmartin.co.uk

