

FOR SALE - Detached Residential Property

Ann Moss Way, London SE16 2TL

Offers in the region of £850,000

essentia



SUMMARY

- Freehold offered with vacant possession
- Circa 1256 sq ft (117 sq m)
- 3 bedrooms and off-street parking
- Close to Canada Water station
- Change of use granted in February 2016 from a clinic (D1 Use Class) to residential dwelling (C3 Use Class)
- **Unconditional offers invited**
- **Bid deadline: Midday Thursday 14 April 2016**



DESCRIPTION

Located on Ann Moss Way in London SE16 is a two-storey Victorian property which was previously used as a clinic. The property was vacated in June 2013 but has been maintained by Guy's and St Thomas' NHS Foundation Trust in the interim period.

The property was granted a change of use from the London Borough of Southwark on 4 February 2016, from a clinic (D1 Use Class) to residential dwelling (C3 Use Class) [App No:15/AP/4160]

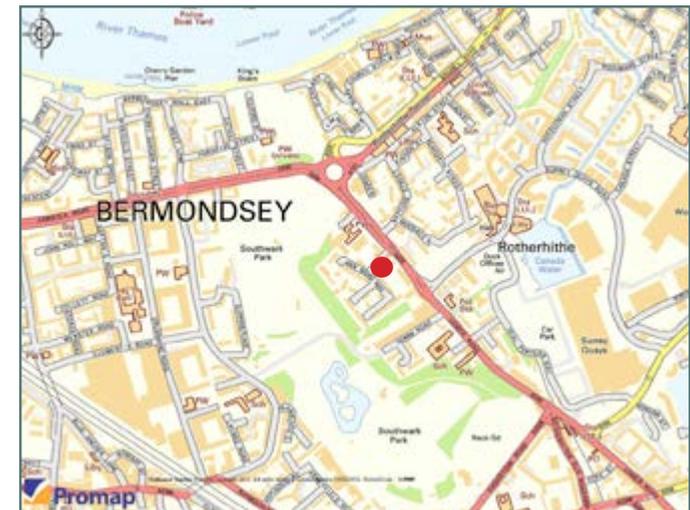
The property is situated on a site of approximately 0.02ha (0.05a), and comprise 4 rooms on the ground floor and 4 rooms on the upper floor. The ground floor benefits from kitchen and WC facilities, and the upper floor from shower and WC facilities.

LOCATION

The site is located in Rotherhithe within the London Borough of Southwark, approximately 3.6 miles (5.8km) south east of Central London.

The immediate area is an established residential location. Surrey Quays Shopping Centre is circa 800 metres east of the property, with Southwark Park sitting adjacent to the west of the site.

The property benefits from close proximity to Canada Water Station which is circa 5 minutes walk from the property, and links both the Overground and Jubilee line to Central London. There are also regular bus links to Central London and the surrounding area.



DEVELOPMENT POTENTIAL

The site offers potential for extension, subject to obtaining the necessary planning consents. Please note we have not made any direct enquiries to the local planning authority regarding extending the property. Bidders are advised to make their own enquiries to Southwark Council to verify planning information and future development potential.

The subject site is identified as falling within the Southwark Council's Canada Water Area Action Plan (AAP). These AAP's aim to provide a vision and framework for focused growth and regeneration in specific locations within the Borough. The site is not subject to listed building status either locally or statutory.

Please see the link below for further information.
http://www.southwark.gov.uk/info/200182/canada_water



Source: Southwark Council: Updated Background Paper: Urban Design (CDCWB21)

FIXTURES & FITTINGS

The building, fixtures and fittings will become the responsibility of the purchaser on completion.

TENURE

The accommodation is to be sold freehold and with vacant possession on completion.

VAT

We understand that the property is not elected for VAT.

QUOTING TERMS

Unconditional offers are invited via informal tender. All bids must be submitted on a specific bid proforma. Tenders should be received by midday on Thursday 14 April 2016.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS & FURTHER INFORMATION

Additional information including change of use documents and floorplans are available on request.

The property may only be inspected strictly by prior appointment through Essentia Trading Ltd. A number of open days will be held to facilitate viewings. The dates of these will be provided to potential purchasers on request.

CONTACT

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These particulars are not an offer or contract, nor part of one. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement. Essentia Trading Ltd does not have any authority to make any representations or warranty about the property. The photographs show only certain parts and aspects of the property at the time when the photographs were taken. Areas, measurements and distances given are approximate only. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. FEBRUARY 2016. Essentia Trading Ltd registered in England and Wales under company number 08493283 with its registered office at St Thomas' Hospital, F04 Gassiot House, Westminster Bridge Road, London, SE1 7EH.

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