



**FREEHOLD FOR SALE**

**HS HUGGINS STUART  
EDWARDS**

**157 Ecclesbourne Road, Thornton Heath, CR7 7BR  
£400,000 FREEHOLD**

157 Ecclesbourne Road, Thornton Heath,  
CR7 7BR

## FOR SALE

Approx 2,785 sqft (258.75 sqm)

### DESCRIPTION

Rare opportunity to acquire a mixed-use property with planning permission to create 3x 1 bedroom flats and a self-contained commercial unit over ground and basement levels. The property is situated on a prominent corner plot with vehicular access to a small yard at the rear and forecourt parking at the front of the property.

1 <sup>st</sup> Floor	555 sqft	51.51 sqm
Ground Floor	1,389 sqft	129.08 sqm
Basement	841 sqft	78.16 sqm
TOTAL	2,785 sqft	258.75 sqm

### PRICE (REDUCED)

£400,000

### TENURE

Freehold

### LOCATION

The property is situated on Ecclesbourne Road at the junction with Bensham Lane and Bert Road. The property is well served by public transport links; regular bus services from Bensham Lane to West Croydon Station have a journey time of approximately 15 minutes. Thornton Heath Station is also only 10 minutes walk from the property. Local amenities are within easy access.

### PLANNING- APP/L5240/W/21/3274856

Planning granted on appeal for alterations, demolition of existing building behind façade.... erection of a two storey building to create 3x 1 bedroom flats with commercial over ground floor and basement.

Flat A: 51.3 sqm. Flat B: 50.1 sqm. Flat C: 51.3 sqm.

### EPC

D-91

### VIRTUAL TOUR LINK

Please click the following for a virtual tour of the property:  
<https://tour.giraffe360.com/ea194ca44d1f464bb77749365012b2ba/>

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

January 2025

### FOLIO NUMBER

30256

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

**[www.hsedwards.co.uk](http://www.hsedwards.co.uk)**



PROPOSED PLANS





