

For Sale

Rochester Way, Eltham, SE9

POTENTIAL FOR CHANGE OF USE/DEVELOPMENT SUBJECT TO PLANNING PERMISSION. Originally two houses which were converted into a Doctors surgery which consists of four consulting rooms, a reception area and a self contained two bed house all of which boast off road parking to the front and additional parking to the rear. Subject to the usual planning consents this plot could be either converted into apartments or the plot could be demolished and two/three houses could be built.



- Four consulting rooms / surgeries
- Large reception area measuring 19ft
- Self contained two bedroom house
- 2 bedrooms with fitted wardrobes
- Parking to the front for several cars
- Two offices and a kitchen
- Bathroom/shower
- Lounge & Kitchen
- Rear Garden with additional parking.
- Huge potential to convert to 2-3 residential units STPP

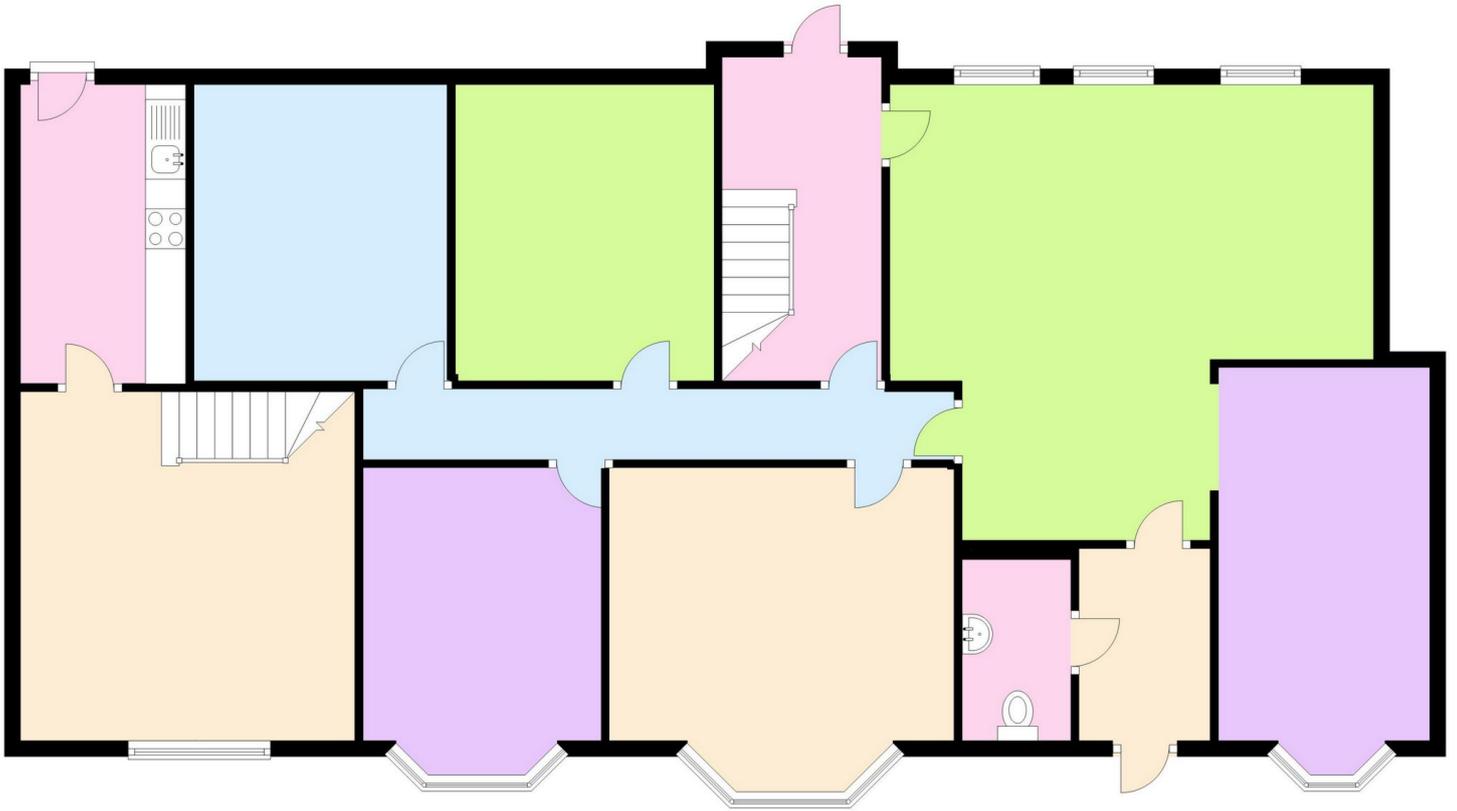
£800,000 freehold
Subject to Contract

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		✗	✗
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		✗	✗
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 	

Ground Floor



VIEWING BY APPOINTMENT WITH AGENTS KENTON PROPERTY SERVICES LTD

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.