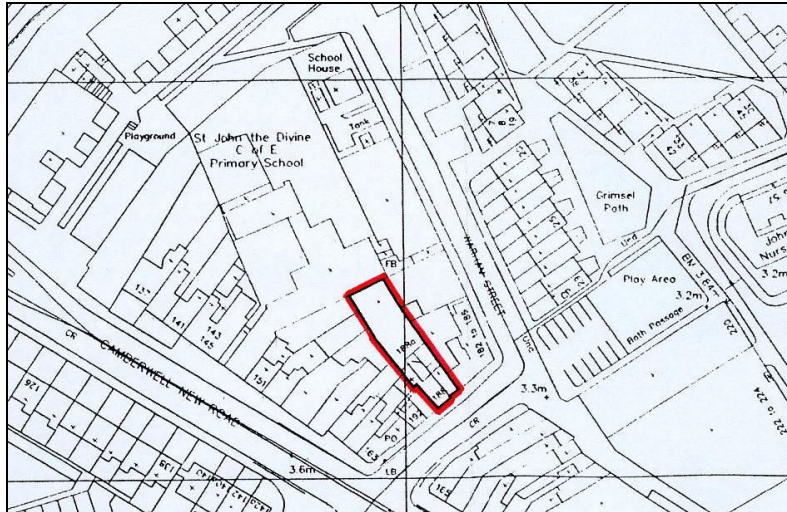


## 188-188A WARHAM STREET, CAMBERWELL, SE5 0SX

### MIXED-USE DEVELOPMENT SITE FOR SALE FREEHOLD



**EXISTING COMMERCIAL PREMISES WITH PLANNING PERMISSION FOR A NEW 4 STOREY BUILDING, COMPRISING A RETAIL UNIT AND 3 X 1 BED FLATS AND A NEW DETACHED 3 STOREY BUILDING COMPRISING 1 X 2 BEDROOM FLAT AND 1 X 3 BED FLAT**

**GUIDE PRICE: £450,000 UNCONDITIONAL OFFERS INVITED**

#### **Location**

The site is situated on Warham Street just off Camberwell New Road (A202) between Camberwell Road (A215) and Kennington Park Road (A3).

The immediate area is predominantly residential with a varied mix of commercial premises located on Camberwell New Road, including a parade of local shops, a school, a college and a bus garage.

Denmark Hill mainline railway station is approximately ½ mile to the South East of the premises and provides services into Central London. The Oval Underground Station (Northern Line) is approximately ½ mile to the North West of the premises. There are also various buses serving the area located on Camberwell New Road.

#### **Description**

The premises comprise an existing commercial premises with planning permission to demolish and for the construction of two new buildings, a four storey building facing the road and attached to the existing parade, with a ground floor retail unit and three one bedroom flats above, and a separate three storey detached building to the rear to include one two bedroom flat and one three bedroom flat.

