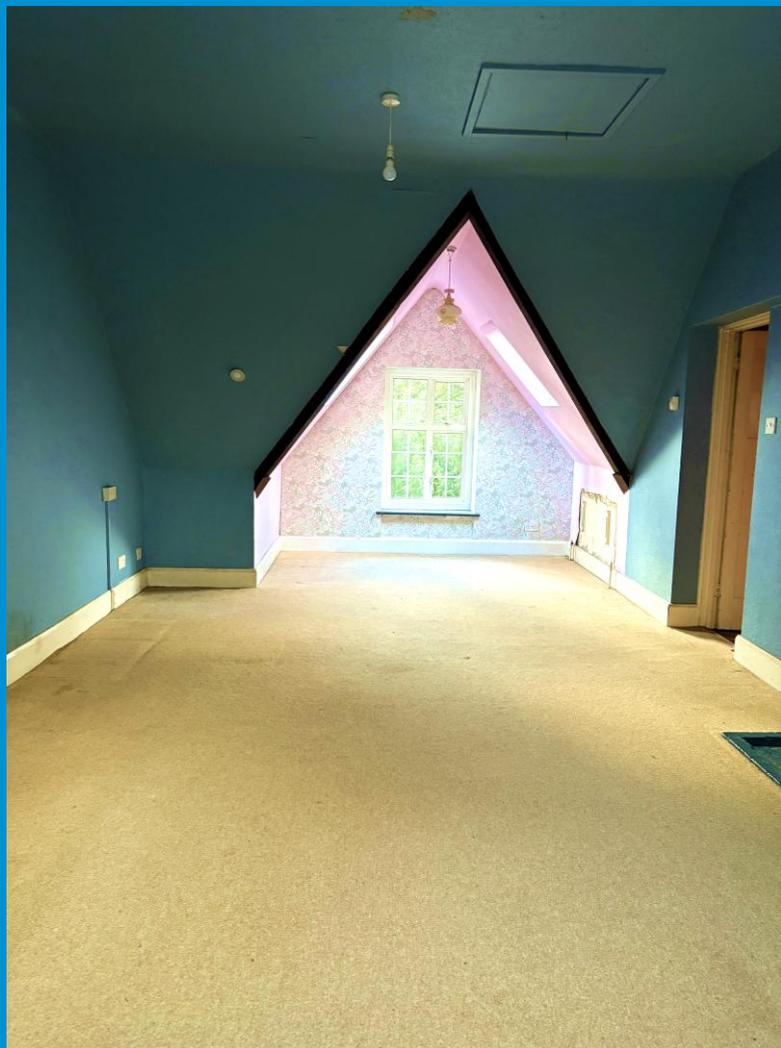
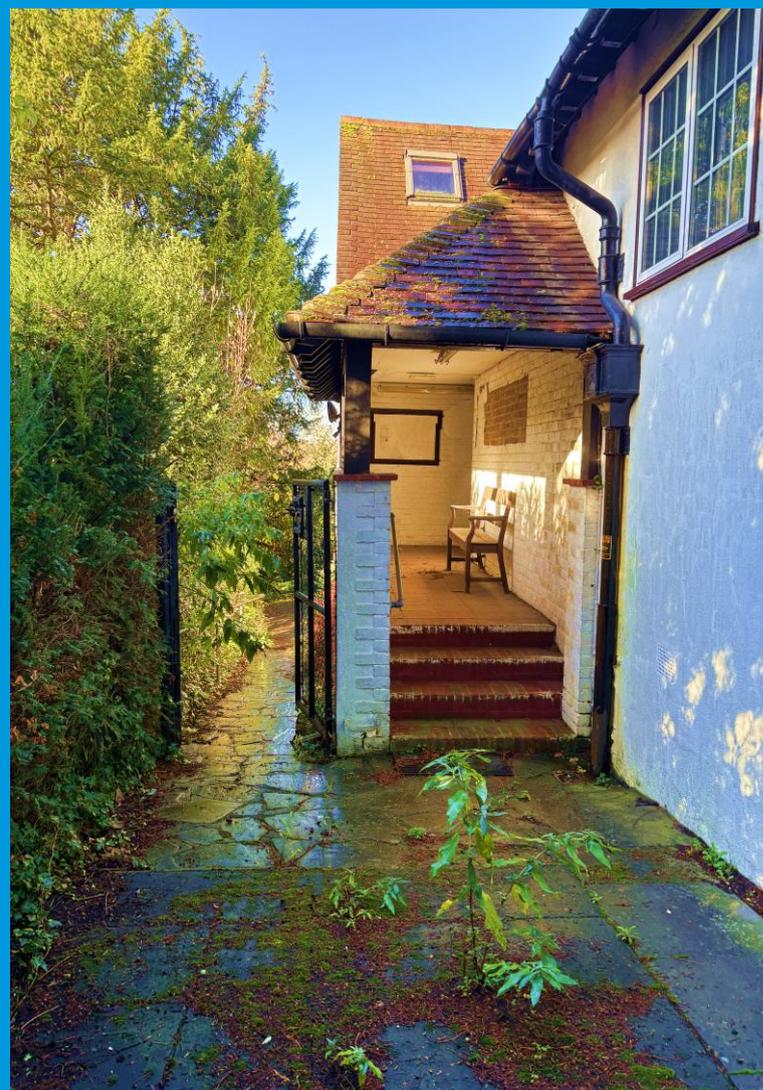


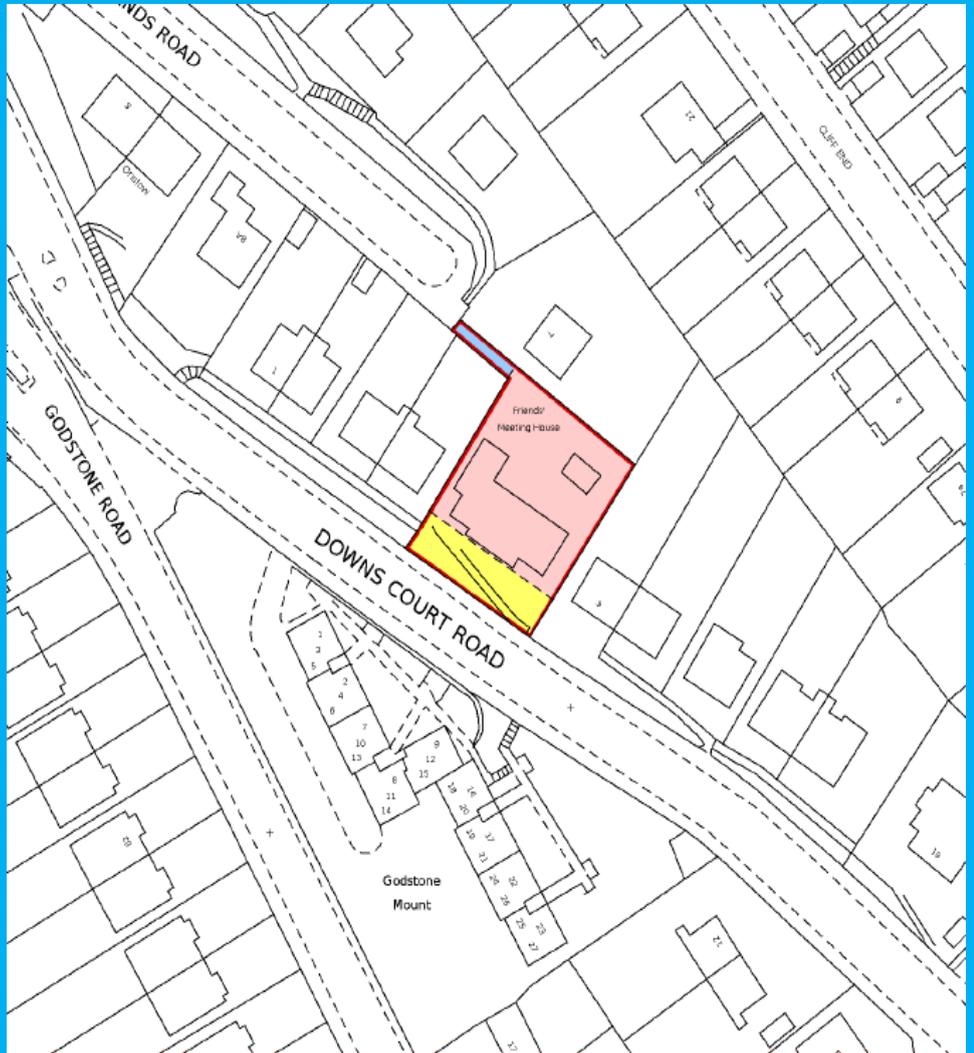
7a Downs Court Road Purley, Croydon CR8 1BE

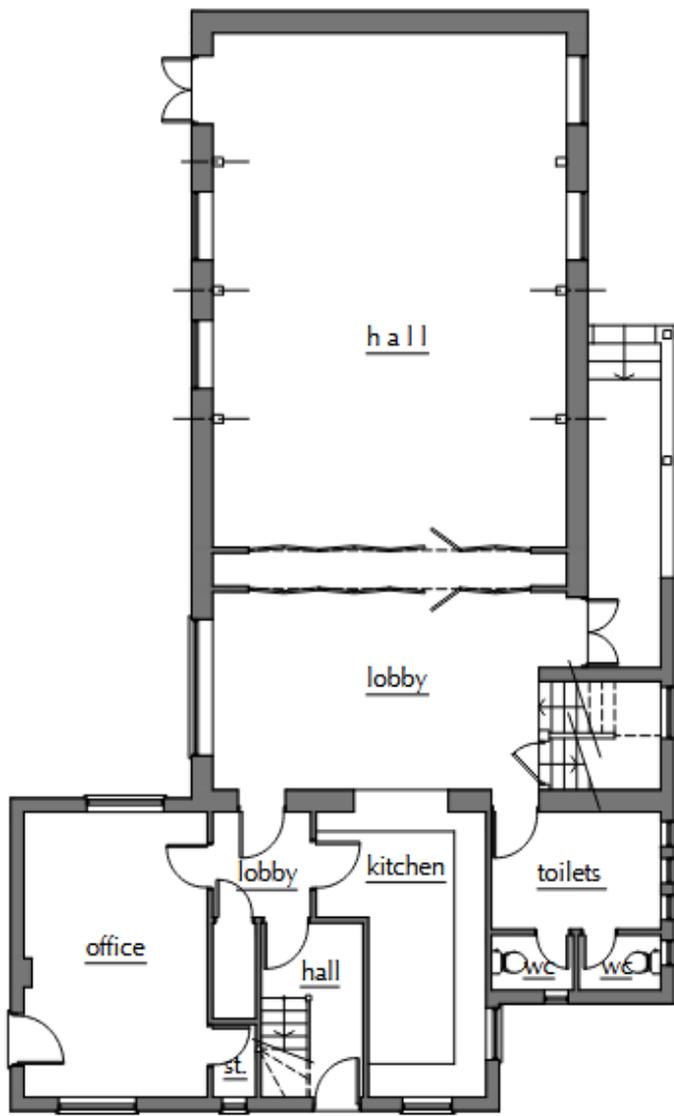


Freehold F1 and residential building for Sale

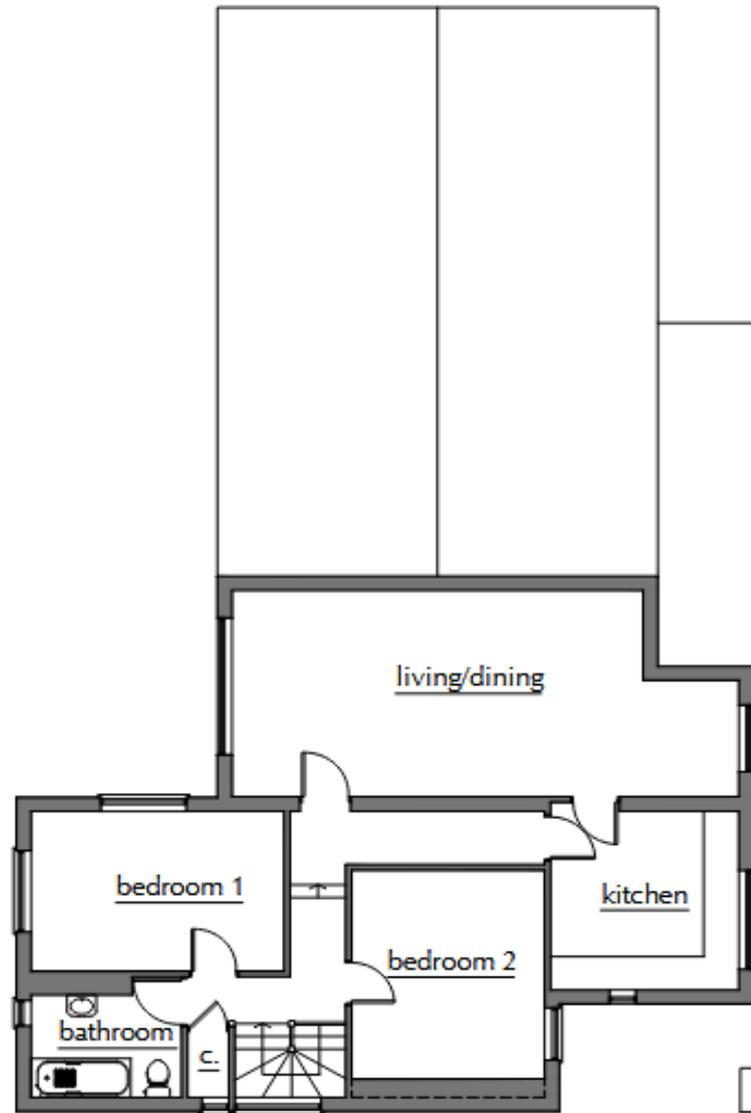








GROUND FLOOR



FIRST FLOOR

LOCATION

The building is located on the North side of Downs Court Road, close to the junction with Godstone Road. Purley Rail Station is less than 5 minutes walk from the property and numerous local bus routes are easily accessible. Parking is available on Downs Court Road.

Local schools include Riddlesdown Collegiate and St David's School and there are numerous

Purley rail station is a short walk away, offering connections to London Bridge, Victoria, and Gatwick Airport with local cafes, restaurants, and supermarkets all within walking distance.

DESCRIPTION

The property comprises an attractive 2 storey Arts and Crafts style building which was constructed at the start of the 20th century. The property retains many external and internal features of note.

The ground floor comprises a meeting room/ prayer hall with an attractive scissor braced roof along with a large entrance hall, private office and kitchen, WC's whilst the first floor has a separate entrance to the side of the building and comprises a 2 bedroom flat with a separate bathroom, kitchen and lounge/dining room.

FLOOR AREAS

1 st floor	776 sq ft
Ground floor	1,359 sq ft
Basement	150 sq ft
Total	2,275 sq ft

TENURE

The property is available for sale as a freehold with vacant possession.

AMENITIES

- F1 Religious Use
- WC's on each floor
- Close to Station
- Rear Garden

PLANNING

The property has been used as a Quaker meeting hall for over 100 years along with an ancillary flat at 1st floor level. We believe that as a community use building, the property has an F1 and residential use.

PRICE

We are instructed to seek unconditional offers in excess of £500,000, subject to contract.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole selling agents Savoy Stewart

Stephen Rajbenbach
sr@savoystewart.co.uk
0207 478-9110
07957 355397

Darren Best
db@savoystewart.co.uk
0207 478-9115
07932 714992

