

# Flat 1, 69D London Road, Southborough







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*DEVELOPMENT OPPORTUNITY Unique Development Opportunity For 1-Bedroom Apartment*

## **Accommodation Summary**

- First floor self-contained conversion apartment in period building
  - 1 double bedroom
  - En-suite shower room
  - Living/Dining room
  - Open plan kitchen
  - Bin and cycle storage
    - 434 sq.ft
  - Share of freehold
  - Vacant possession
  - Prime location



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**DEVELOPMENT OPPORTUNITY** A unique development opportunity has arisen for an owner occupier/investor in a freehold site with planning permission.

The existing property, which used to be a Bank, is a 3-storey building comprising a home cinema and photography commercial business on its lower floors. It is situated in a conservation area with open countryside on its doorstep yet within easy reach of Tunbridge Wells town centre, access to the M25 and fast rail connections to central London.

The development site extends to approximately 434 square foot and currently forms part of the home cinema commercial business.

Full planning permission was granted for the conversion of the business space into a residential unit under Planning Application Reference Number 14/502620/FULL.

Architects indicative plans and renovation projected costs can be made available upon request.

The site is available freehold with vacant possession.

FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.







### Area Information: Southborough

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture.

It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25.

Southborough Common, situated towards the property's end of the village, is a conservation area where cricket has been played for more than 200 years.


If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond.


Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. The property is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.

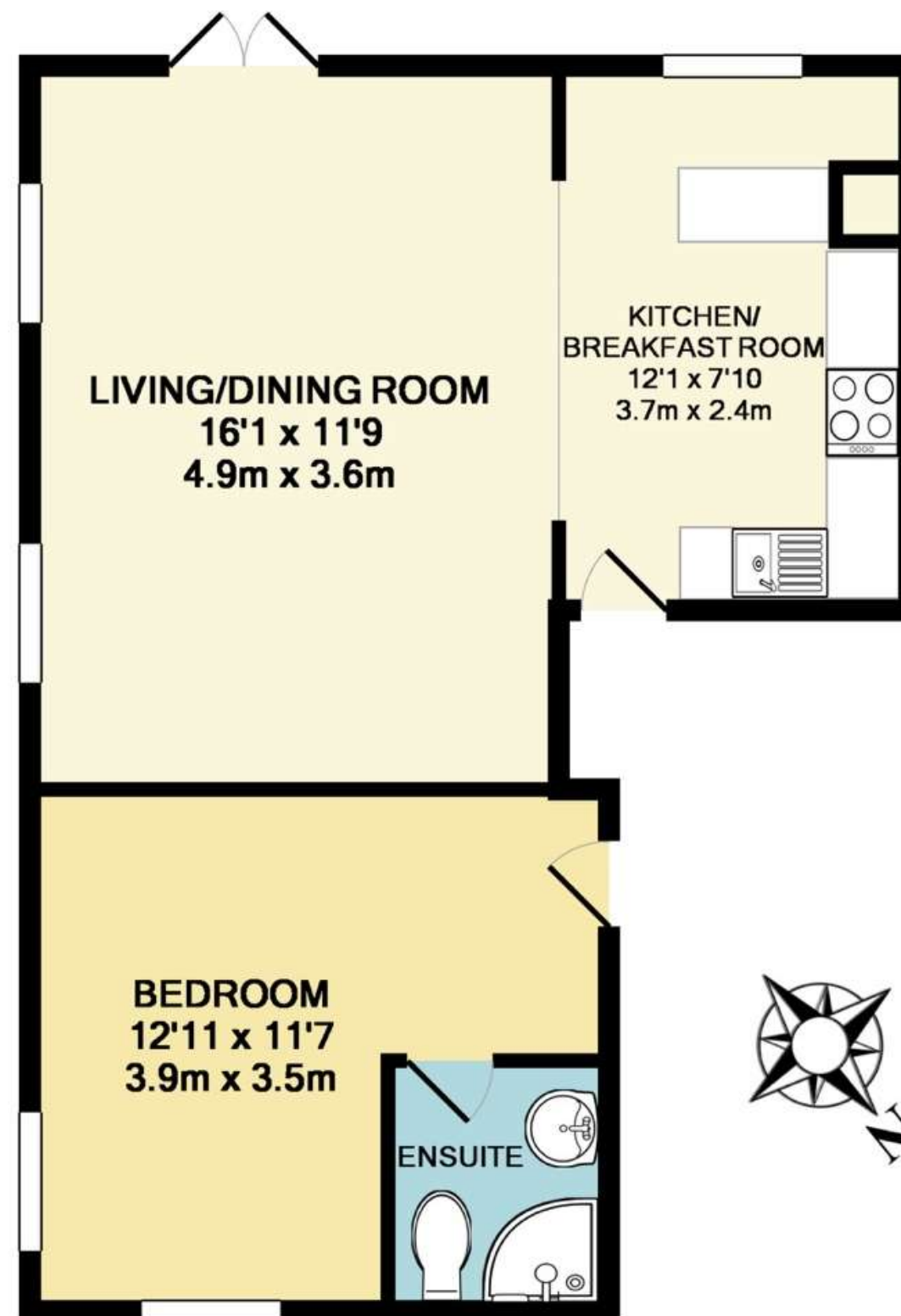
The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys. There is also a luxury coach service, that drops up and collects a short walk from Vale Road, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.





| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 Plus) <b>A</b>                          |           | <b>68</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            | <b>48</b> |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |   |
| (92 Plus) <b>A</b>  |           | <b>63</b>   |
| (81-91) <b>B</b>  |           |   |
| (69-80) <b>C</b>  |           |   |
| (55-68) <b>D</b>  |           |   |
| (39-54) <b>E</b>  | <b>39</b> |   |
| (21-38) <b>F</b>  |           |   |
| (1-20) <b>G</b>   |           |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |   |
| England & Wales   |           | EU Directive 2002/91/EC  |



TOTAL APPROX. FLOOR AREA 434 SQ.FT. (40.3 SQ.M.)  
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