

FOR SALE Christian Centre

Churchdown Christian Centre, 60 Churchdown,
Bromley, London, BR1 5PQ



Contact

Graham Smith 07467 955294
graham.smith@rapleys.com

Location

The property is located in Downham, a residential area of south-east London. The neighbouring town of Bromley, situated 2 miles to the south, provides an extensive amenity offering.

Downham benefits from excellent road communications, situated a short distance from Horn Park roundabout, connecting with the South Circular (A205), which provides a direct route into Central London to the north and the M25 to the south, via the A20. Beckenham Hill National Railway Station provides frequent direct services to London Blackfriars and London St Pancras Stations, whilst Grove Park National Rail Station provides frequent direct services to London Charing Cross and London Cannon Street, with a fastest journey time to London Cannon Street of 23 minutes during peak times.

London City Airport and Gatwick Airport are located approximately 10 miles to the north and 20 miles to the south, respectively.

Situation

The property is situated on Churchdown, overlooking the junction with Ravenscar Road. The area is characterised by two-storey inter-war terraced housing. Downham Playing Fields, providing a large area of green open space, is situated to the rear of the property.

Description

The property, which dates from 1930, comprises a single-storey hall building set beneath a pitched roof and a more recent extension to the rear of the site, arranged over ground and first floors to form a self-contained duplex apartment.

Please refer to the table for detail of accommodation.

Residential location in south-east London.

The property occupies a prominent position on Churchdown.

A single-storey hall building providing Class F1 (former D1) accommodation, adjoining a two-storey extension providing residential accommodation.

A site of approximately 0.056 hectare (0.14 acre).

Vacant possession obtainable.



Accommodation

The property provides accommodation in accordance with the schedule, below:

Church - Ground Floor	Sq m	Sq ft
Sanctuary	97.84	1,053
Lounge	17.97	193
Kitchen	11.32	122
Foyer	6.50	70
Creche	16.43	177
Rear Access Corridor	-	-
Total	150.06	1,615
Apartment		
Lounge/Dining	15.62	168
Kitchen	10.52	113
Bedroom	16.20	174
Total	42.34	455
Total Internal Area	192.40	2,020

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area

0.056 hectares

0.139 acres



Planning & Development Potential

No planning approaches have been made to the local planning authorities.

The local authority is Bromley Council.

The property is not listed and is not situated within a Conservation Area.

Terms

Offers in the region of £600,000.

Tenure

Freehold.

VAT

The property is not elected for VAT.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

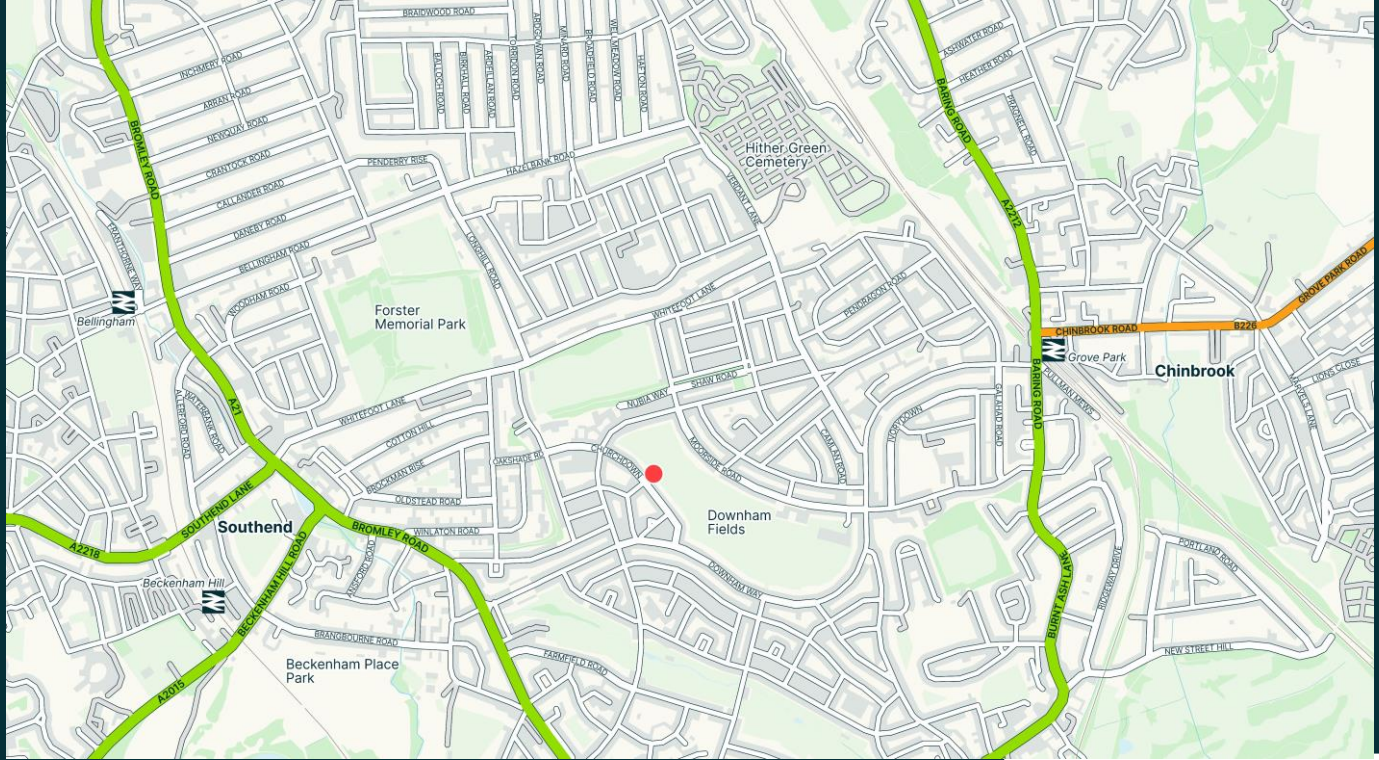
Contact

Should you require any further information on the property or wish to arrange an inspection, please contact:

Niamh Shaw
07443 053682
niamh.shaw@rapleys.com
or
Charles Alexander
07831 487420
charles.alexander@rapleys.com

Offers in the
region of
£600,000





For further details contact:
Graham Smith 07823 559785
graham.smith@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.
Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.
Misrepresentation Act: These particulars are produced in good faith and believed to be
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their
accuracy and they are not intended to form any part of a contract. No person in the
employment of Rapleys or their joint agents has authority to give any representation or
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These
particulars were produced in November 2023.

rapleys.com
0370 777 6292

RAPLEYS