



Ref: 1227

## **Freehold Church For Sale**

**149, Benhill Road, Camberwell, London, SE5 7LZ  
Adjoining Brunswick Park**



**Gross internal floor area approximately 3,376 sq. ft. (313m<sup>2</sup>)**

**Arranged as two halls with ancillary accommodation**

**Seating capacity 150/200 ground floor and 100 first floor**

**Freehold- Offers invited in the region of £800,000**

**Subject to contract**

## Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.



Ground floor views

**Location** The property is located on the Eastern side of Benhill Road and immediately adjoins and backs onto Brunswick Park. Benhill Road leads from Camberwell Church Street/Peckham Road and is close to Camberwell Town Centre. Local shops and numerous bus services are available locally and the nearest stations are Queens Road Peckham, Denmark Hill and Elephant & Castle.

## **The Property**

This beautiful semi detached purpose built traditional church is planned on ground and first floors and comprises two main halls plus ancillary accommodation arranged as follows:-

### **Ground floor**

Entrance lobby

Main hall approx. 1,360 sq. ft (126 m<sup>2</sup>), Double glazed windows, Baptism pool (heated). Seating capacity of hall approx. 150-200

Rear lobby

2 x WC's

Rear room

Lobby plus boiler room and storeroom

Fitted kitchen

Lobby

### **First floor**

WC's

Second hall approx. 670 sq. ft (62.3m<sup>2</sup>). Vaulted ceiling, audio/visual link to ground floor hall. Seating capacity approx. 100

Office

Store

Total gross internal floor area approximately 3,376 sq. ft. (313m<sup>2</sup>)

**Services** Gas fired central heating (note services not tested)

**Exterior** Shared side entrance  
Small rear yard area

**Planning** D1 (existing church)

**VAT** The property is not elected for VAT purposes.

**Tenure** Freehold

**Possession** Full vacant possession available.

**Terms** Offers invited for the freehold interest in the region of £800,000 subject to contract

**Viewing** By appointment only

**Contact Bernard Gordon/ Ben Wallis**

**020 8099 3119**

**Email: [sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)**



Site plan- not to scale

