

LOT 60 | 21 & 23 Park Street
Borough, London SE1 9EQ



Of interest to owner occupiers, developers and investors. An attractive pair of Grade II Listed semi-detached buildings of approximately 5,420 sq ft requiring structural repair and refurbishment on corner plot of approximately 0.1 acres. Vibrant location close to Borough Market, London Bridge, The Shard, The City and the South Bank - Vacant



Tenure

Freehold.

Location

- Well situated at the junction of Park Street and Redcross Way within the Borough High Street Conservation Area
- The properties are 'tucked away' just round the corner from the fashionable and vibrant Borough Market
- The South Bank, Tate Modern, The Shard, London Bridge, The City and River Thames are all conveniently nearby
- Guys Hospital is also within easy reach
-  London Bridge (Jubilee, Northern Line)  London Bridge

Description

- An attractive pair of five storey Grade II listed semi-detached buildings dating from around 1820
- The properties were thought to have originally been homes for managers and directors of the Anchor Brewery, one of the biggest breweries in the world at that time
- Changes of ownership over time eventually led to acquisition by Courage hence the landmark 'Take Courage' advert
- The lower ground floors which were used as offices are interconnecting and have a separate side entrance
- The upper floors of each building were used as residential accommodation, each having their own entrance
- The buildings require structural repair and refurbishment. Please refer to legal documents regarding the scaffolding. There are south facing rear gardens of about 35'

Accommodation

No. 21

- Lower Ground Floor – Entrance Hall, Three Rooms
- First Floor – Two Rooms, Separate WC
- Third Floor – Two Rooms, Shower Room/WC
- Raised Ground Floor – Entrance Hall, One Room, Kitchen/Diner
- Second Floor – Two Rooms, Bathroom/WC
- Gross Internal Area Approximately 2,680 sq ft

No. 23

- Lower Ground Floor – Entrance Hall, One Room, Rear Room/Kitchen
- First Floor (no partitions) – Two Rooms, Separate WC (not fitted)
- Third Floor (no partitions) – Three Rooms
- Raised Ground Floor – Entrance Hall, Two Rooms
- Second Floor (no partitions) – Two Rooms
- Gross Internal Area Approximately 2,740 sq ft

Total Gross Internal Area Approximately 5,420 sq ft

Six week completion

Viewing. Please refer to pages 14-17

Note

All viewings are conducted at the risk of prospective buyers. Savills and their clients take no responsibility for any accidents, losses or injury incurred while viewing the properties. The property is in poor decorative and structural condition and parts are dangerous in particular No. 23. Hard hats and appropriate footwear MUST be worn. A torch would also be advisable.

