

For Sale

23 Hamilton Road, Sidcup, DA15 7HB



REF: AMP4399

- Currently occupied as a Place of Worship
- Includes a spacious main hall, multiple meeting rooms and offices, a kitchen area, and WC facilities over both floors.
- Approximately 2,900 sq. ft
- Off street parking available
- F1 Use Class suitable for educational and religious use
- Large outdoor space in well-presented condition

 Alex Martin



Description

This substantial semi-detached building is currently used as a Place of Worship and provides flexible accommodation over two floors, along with a separate outbuilding. The property also benefits from a large outdoor space in well-presented condition, offering further potential for external activities. With its F1 Use Class, it is suitable for educational and religious uses.

The ground floor comprises a large main hall, reception area, multiple classrooms or meeting rooms, an office, WC facilities and ancillary spaces. The first floor offers additional rooms, a kitchen area and bathroom facilities, providing adaptable space for different operational requirements. The property as a whole presents itself in a modern and clean condition and would be usable for a new occupier from day one.

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Location

The property is located on Hamilton Road in Sidcup, within a residential area close to local shops, cafés, and amenities along Sidcup High Street. Sidcup Station is approximately 0.7 miles away, offering regular services to London Bridge, Charing Cross, and Cannon Street in around 25 minutes. The area is well-served by local bus routes and is close to parks, schools, and leisure facilities, making it convenient and accessible for a variety of uses.

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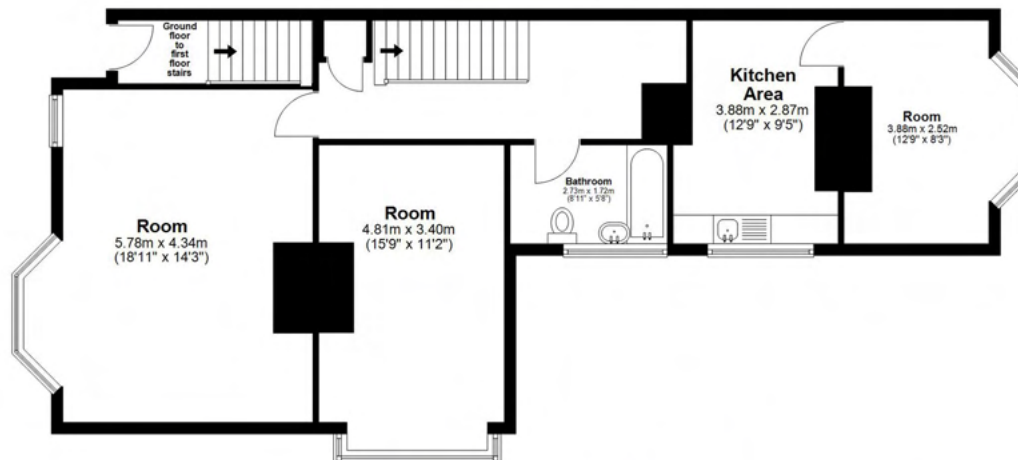


Floor Plan

Ground Floor
Approx. 181.9 sq. metres (1958.2 sq. feet)



First Floor
Approx. 87.6 sq. metres (942.7 sq. feet)



Total area: approx. 269.5 sq. metres (2900.9 sq. feet)

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Accommodation:

Total- 2,900 sq. ft.

VAT:

Not Applicable.

EPC:

Not Applicable.

Terms:

Guide Price- £700,000+

Viewings:

Strictly by appointment with Alex Martin Commercial.

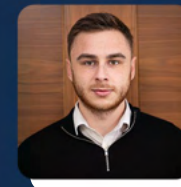


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