



**145 STREATHAM ROAD,
MITCHAM, LONDON CR4 2AG**

Offers in excess of £550,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

End terrace two storey property beneath a pitched roof with side access.
(No rear access)

Historically the ground floor was commercial use but we are informed the previous owners used as residential for many years.

The current condition is dated, tired and in need of modernisation

LOCATION

The property is situated at the southern end of the A216 Streatham Road close to Streatham Town Centre

Closest stations

Overground -Tooting 0.6 miles

Underground - Tooting Broadway & Colliers Wood 1.3 miles (Northern Line)

PLANNING

An application has been submitted to Merton Council ref: 22/P0846 for ...
Erection of a part single part two storey rear extension, conversion of the roof space, rear roof extension, hip to gable extension to facilitate the creation of 3 x self contained flats.

ACCOMMODATION

The proposed accommodation will provide 3 new apartments comprising

Flat 1 (91.8 Sq m) Ground floor three bed flat

Flat 2 (61.2 Sq m) First floor two bedroom flat

Flat 3 (41.6 Sq m) Second floor one bedroom flat

TERMS

Offers in excess of £550,000 are invited

Freehold with vacant possession

VIEWING

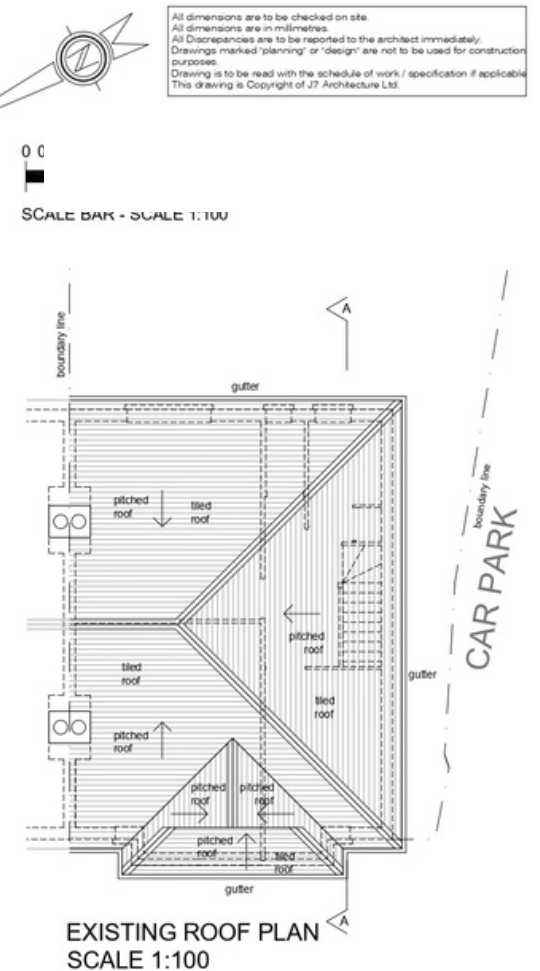
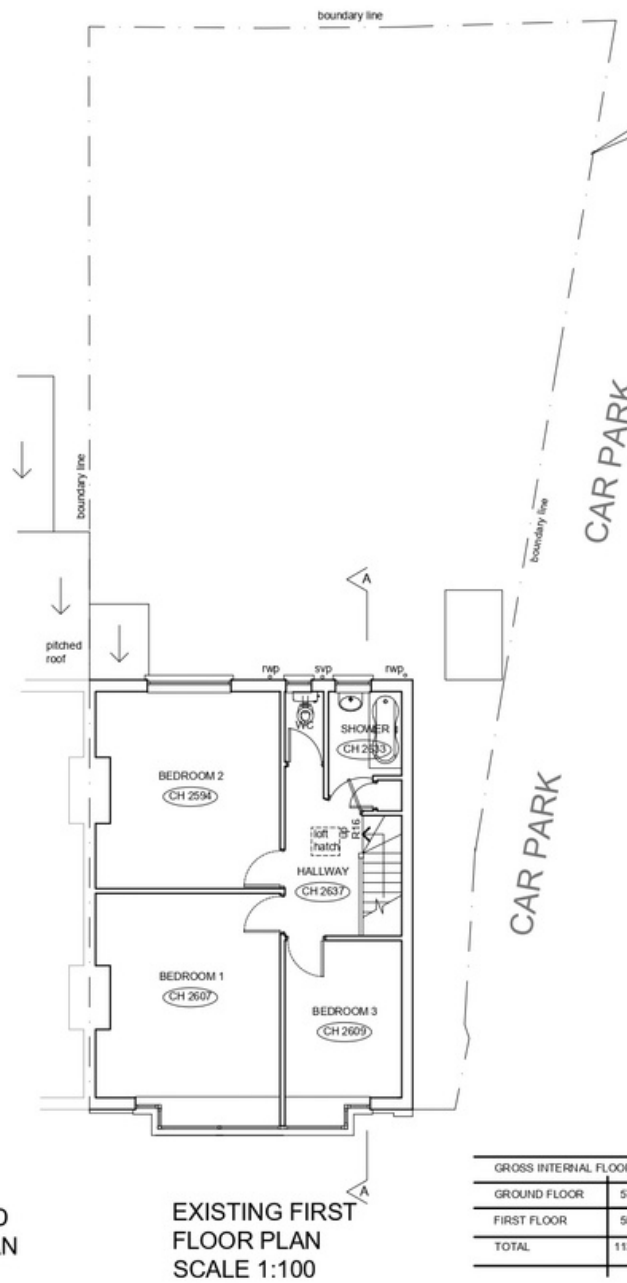
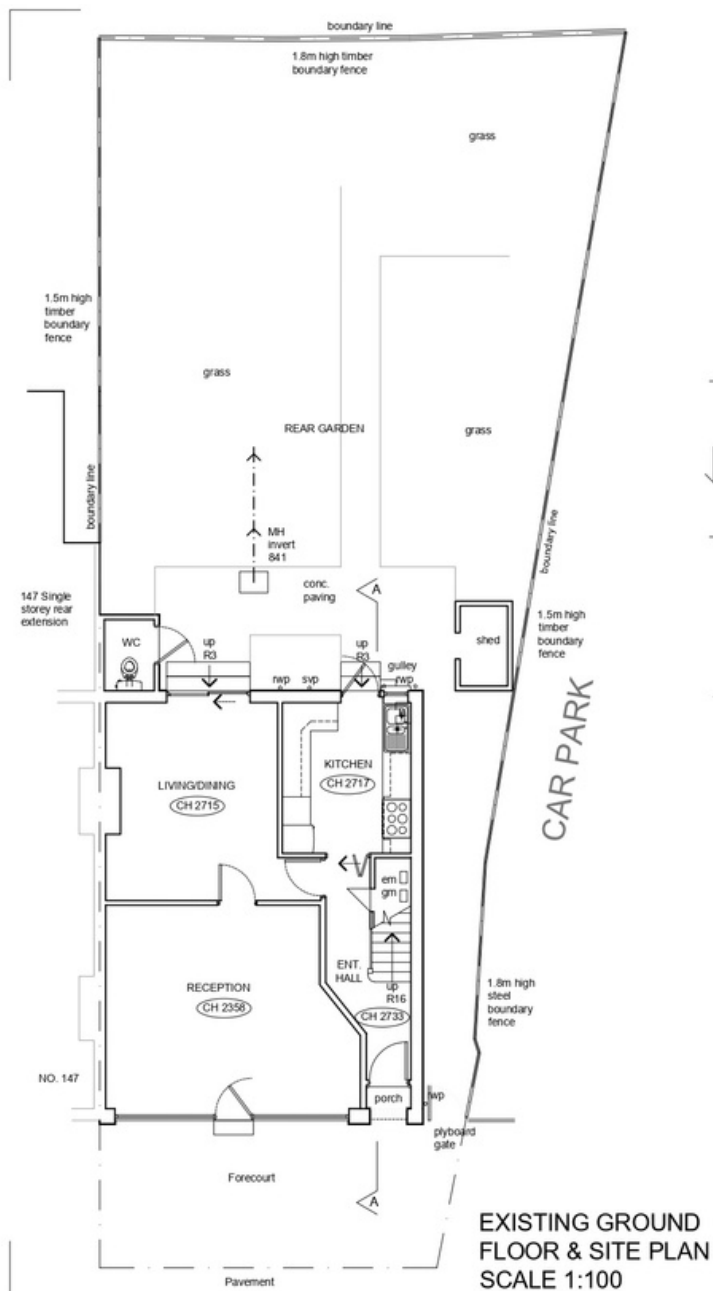
Contact sole agents

Christopher St James 020 8296 1273

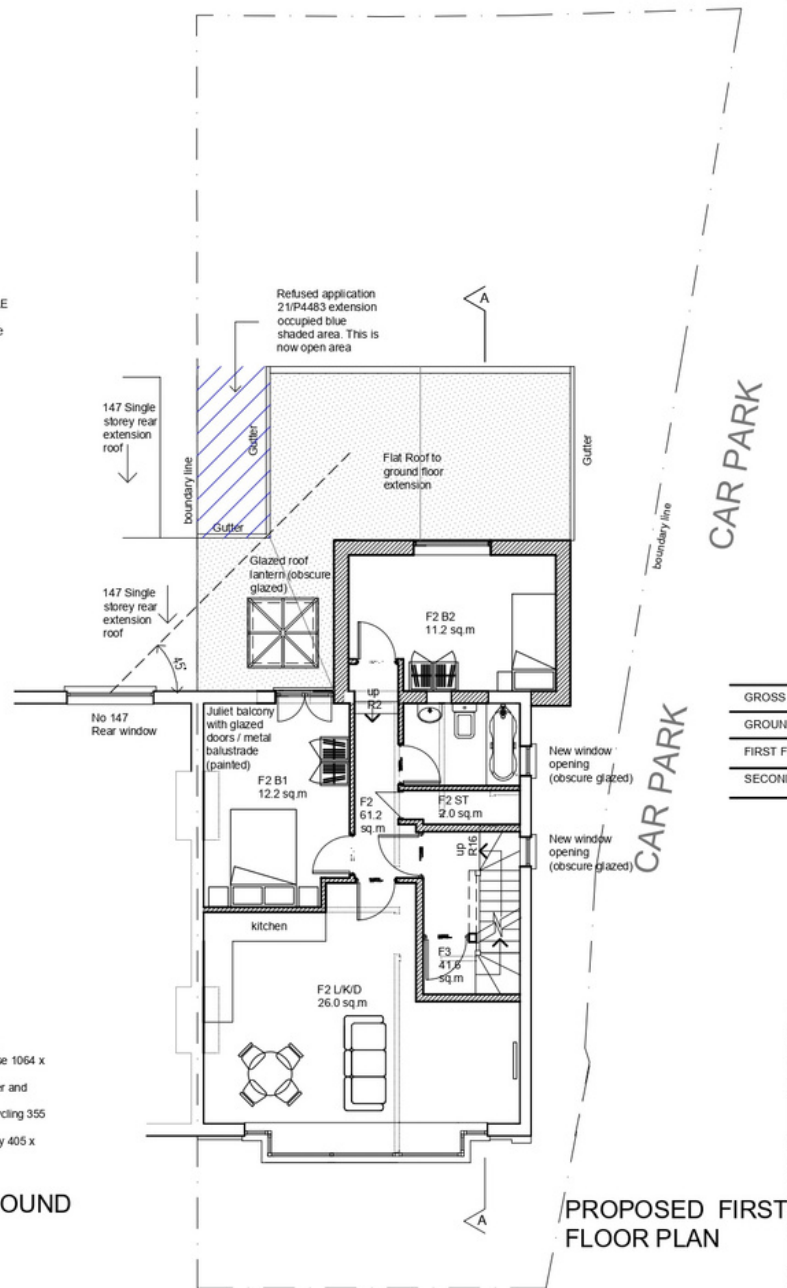
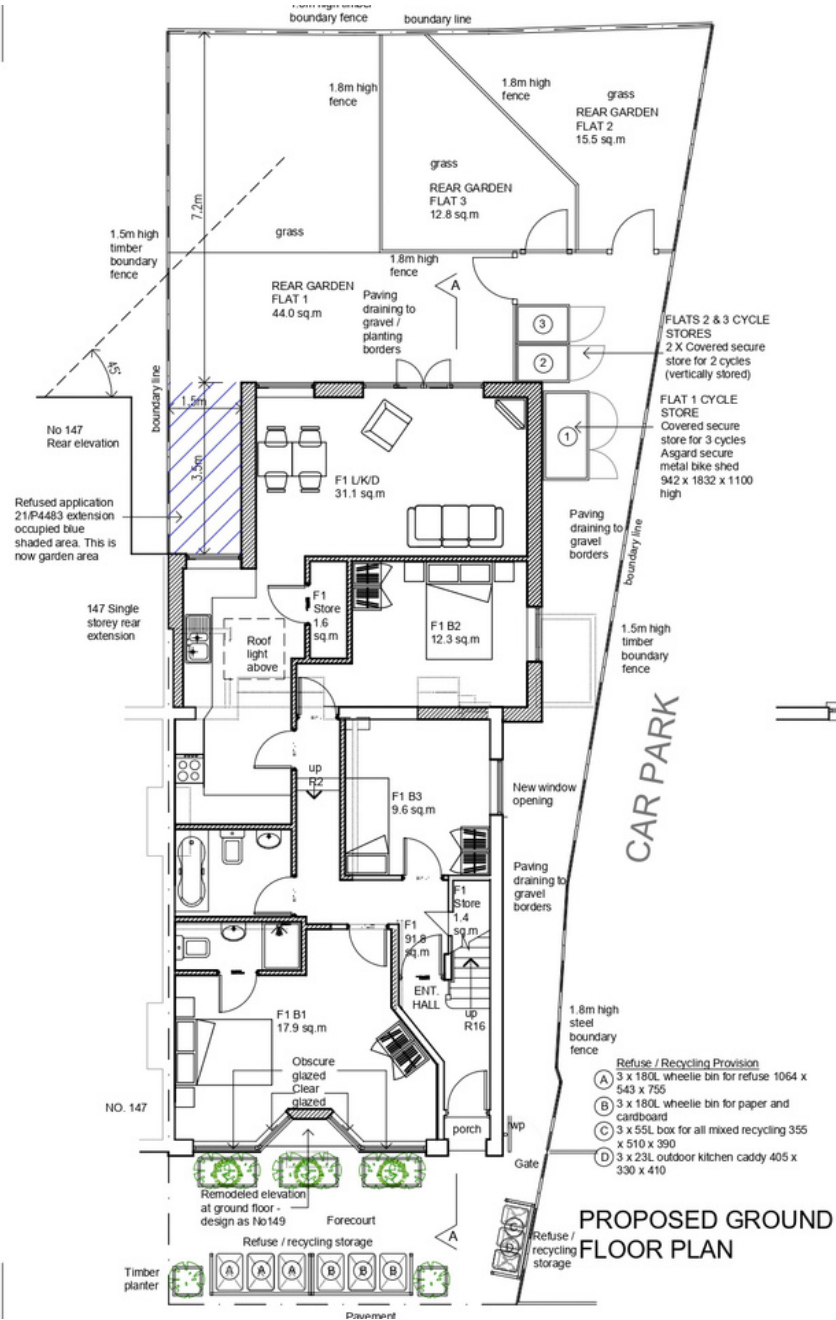
THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

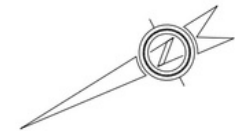
- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



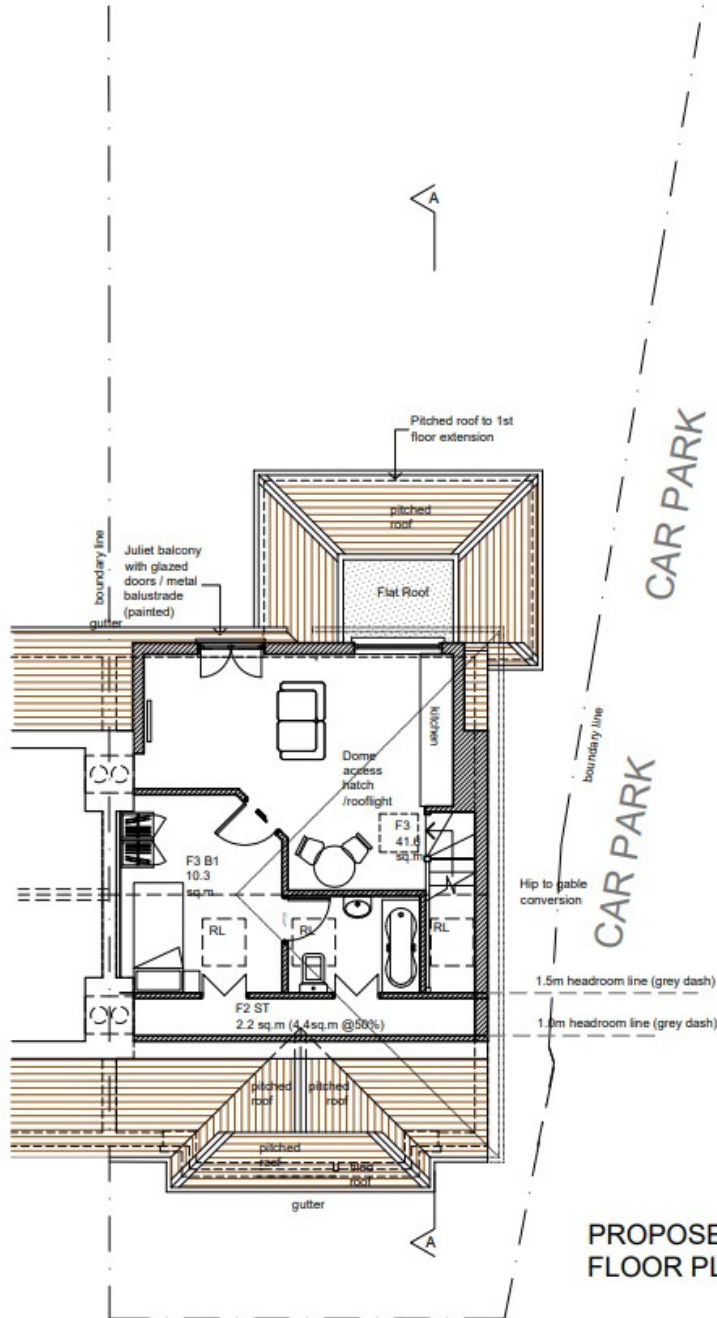
GROSS INTERNAL FLOOR AREAS	
GROUND FLOOR	57.9 sq.m
FIRST FLOOR	55.3 sq.m
TOTAL	113.2 sq.m



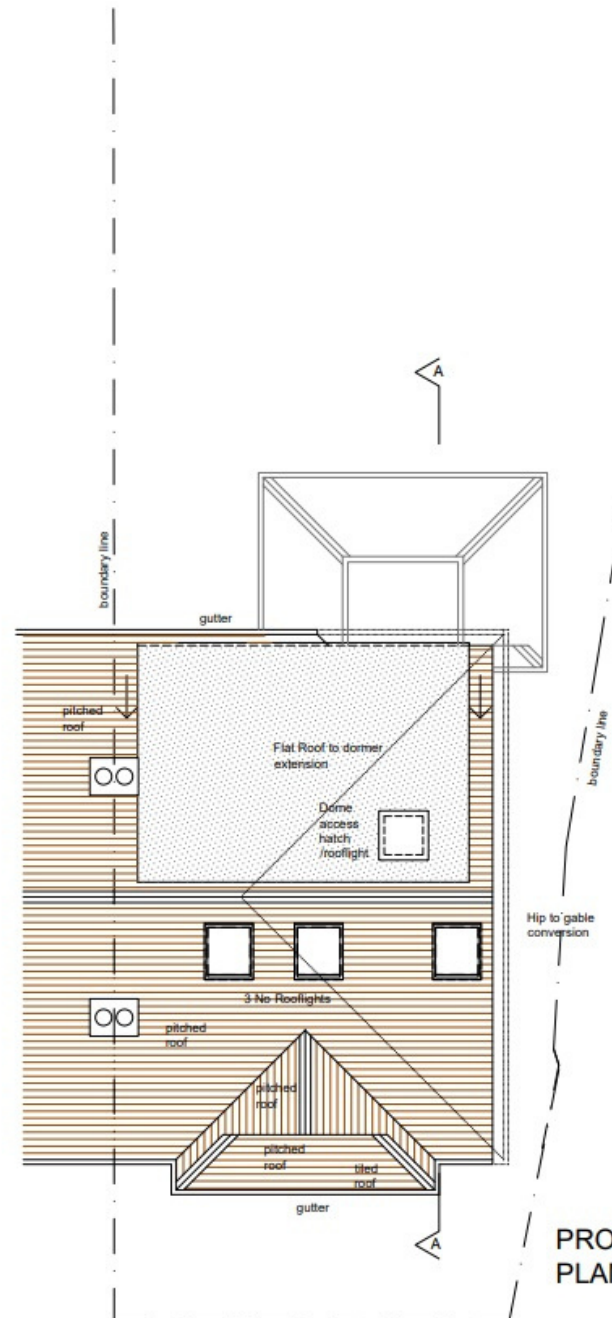
All dimensions are to be checked on site.
All dimensions are in millimetres.
All Discrepancies are to be reported to the architect immediately.
Drawings marked 'planning' or 'design' are not to be used for construction purposes.
Drawing is to be read with the schedule of work / specification if applicable.
This drawing is Copyright of J7 Architecture Ltd.



GROSS INTERNAL FLOOR AREAS		
GROUND FLOOR	FLAT 1 (3b5p)	91.8 sq.m
FIRST FLOOR	FLAT 2 (2b3p)	61.2 sq.m
SECOND FLOOR	FLAT 3 (1b1p)	41.6 sq.m (Excluding 1st floor entrance hall)



PROPOSED 2nd FLOOR PLAN



PROPOSED ROOF PLAN