



**162 MITCHAM ROAD, TOOTING  
LONDON, SW17 9NJ**

***offers in excess of £1,100,000 Freehold***



**CHRISTOPHER ST. JAMES**

Residential / Commercial / Land & Development

**020 8545 0591**  
**[www.csj.eu.com](http://www.csj.eu.com)**  
**[info@csj.eu.com](mailto:info@csj.eu.com)**





## THE LOCATION

The property is situated on the junction of the A217 Mitcham Road and Bickersteth Road Tooting, some 6 miles south of Central London and within a mile of Wandsworth Common and 0.4 miles to Tooting High street (A24).

Tooting Broadway Station (Northern Line) 0.4 miles.

Tooting Overground Station (Thameslink) 0.3 miles.

Nearby major operators include Macdonalds, Primark, New Look, TK Max, Carphone Warehouse, Cafe Nero, Honest Burgers, Chicken Shop & Dirty Burgers, Boots, and more

As well as the above there is an increasing number of independent boutique stores, famous curry houses, bars and coffee shops making it understandable why this South London hotspot

## THE DESCRIPTION

Existing retail unit at ground floor with a one bedroom flat at first floor, and a separate two bedroom flat across the two floors at the rear of the building.

The first floor flat is in an unsuitable condition to be let and is currently used as a store for the shop.

There is a separate entrance from Bickersteth Road to the two bedroom flat to the rear of the property, which is split over ground and first floors.

Type	Sq Mt	Sq Ft
Ground floor commercial	49.0	527
Ground floor 1 bed flat	55.4	596
First floor 1 bed flat	55.4	596
First floor 1 bed flat	55.3	595
Second floor 2 bed flat	65.7	707





## THE PLANNING

On 4th November 2021 Wandsworth Council granted planning permission ref: 2021/3545 for ...

Alterations including erection of roof extension to provide additional floor of accommodation with rear roof terrace to create 1 x 2 bedroom flat and erection of two-storey rear extension in connection with conversion of existing two flats into 3 x 1-bedroom flats.

Reinstatement of side gable feature. Change of use part ground floor from commercial (Class E) to residential (Class C3), installation of ASHP in rear garden.

## THE TERMS

Offers are invited in excess of £1,100,000

Freehold sale with vacant possession upon completion

## THE VIEWING

Please contact sole agents

Christopher St James on 020 8545 0591

Matthew Pomeroy  
matt@csj.eu.com

Daniella Davies  
dani@csj.eu.com



## THE SMALL PRINT

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

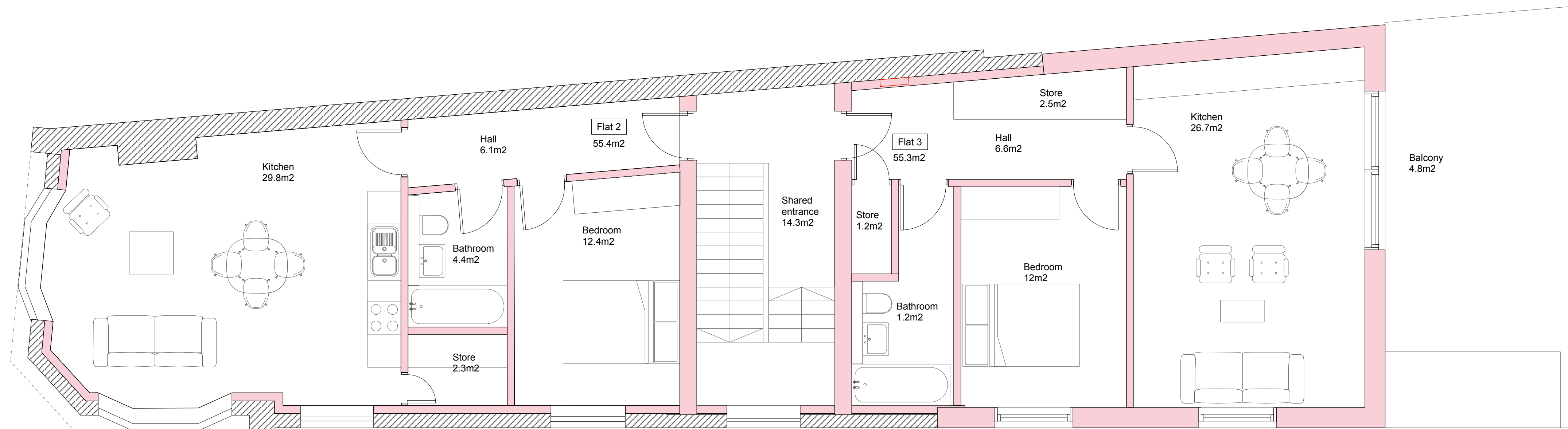
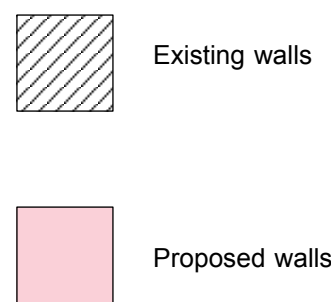
- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, 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.

**Christopher St. James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF

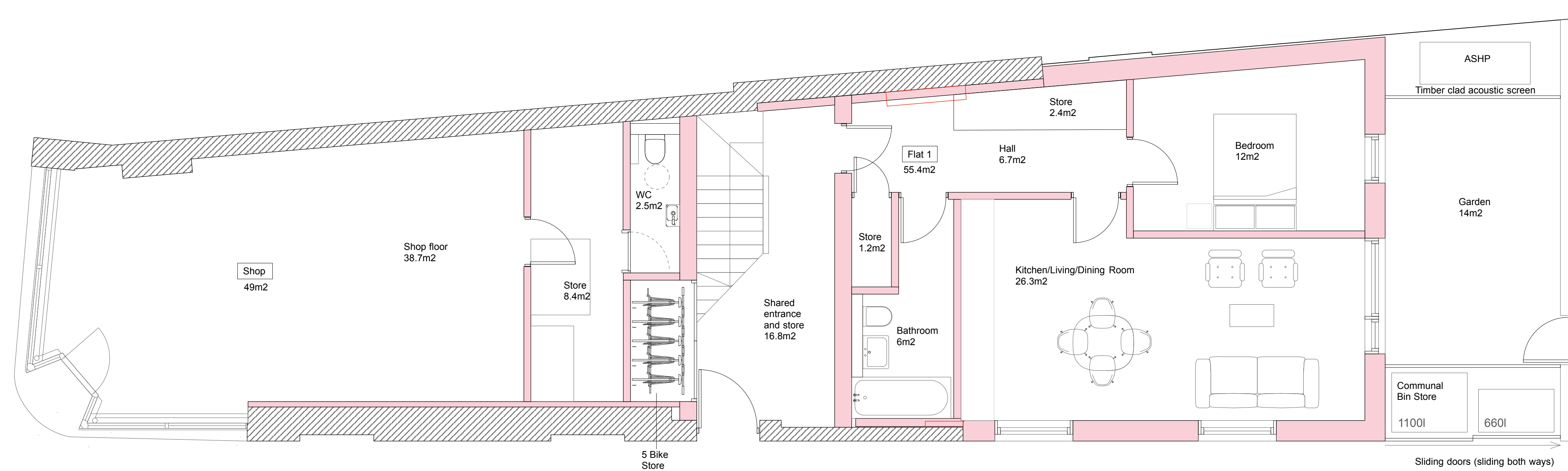


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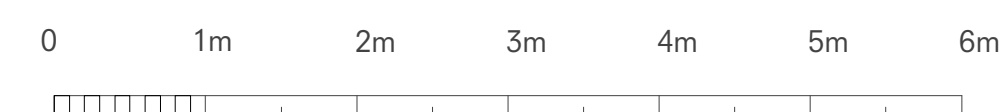
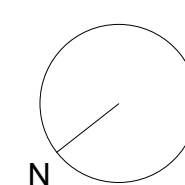


1 Proposed First Floor Plan  
Scale: 1:50



2 Proposed Ground Floor Plan  
Scale: 1:50

A dropped kerb will be provided to allow bins to be wheeled to the collection vehicle.  
The store will be accessed by FB2 or FB4 keys.



B 29/09/21Reference to MVHR removed  
A 27/09/21Planning amendments

## DOW JONES ARCHITECTS

10 Station Parade, Balham High Road, London, SW12 9AZ  
T 020 8675 2544  
mail@dowjonesarchitects.com  
www.dowjonesarchitects.com

### 162 Mitcham Road

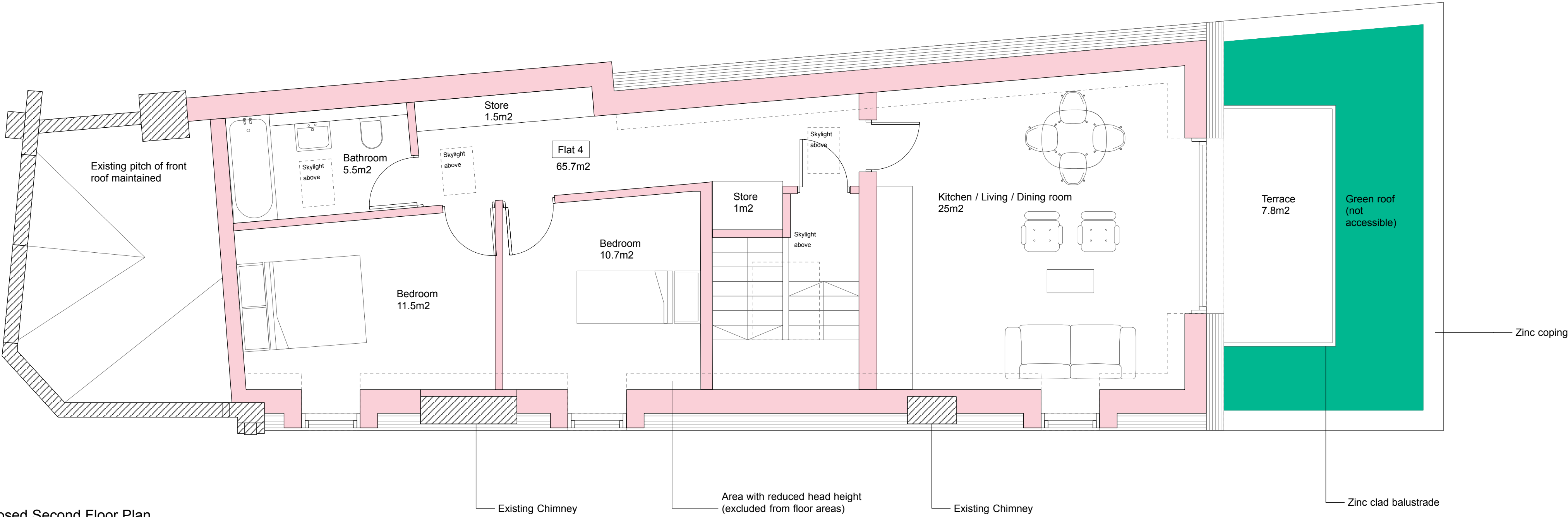
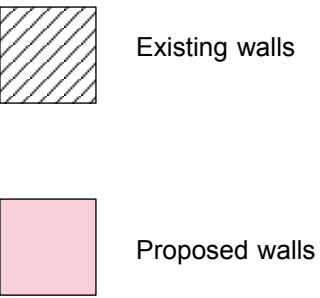
Proposed Ground and First Floor Plans

1:50

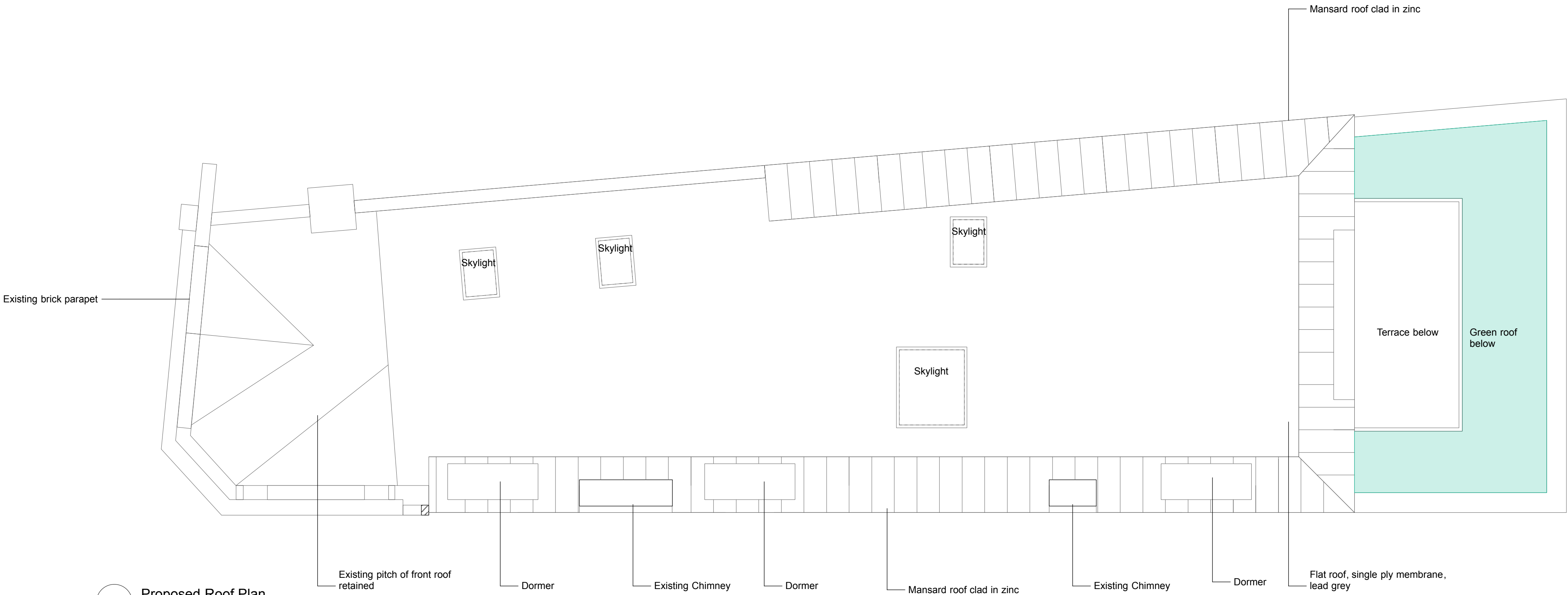
10.06.2021

STATUS: PLANNING

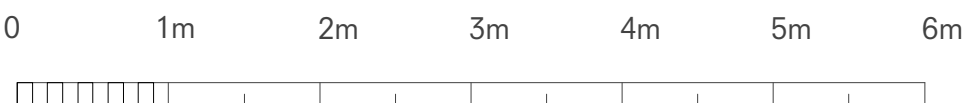
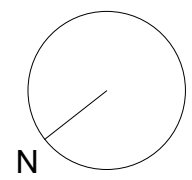
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1 Proposed Second Floor Plan  
Scale: 1:50



2 Proposed Roof Plan  
Scale: 1:50



- C 30/09/21 Balustrade set back added on all sides  
B 28/09/21 Further changes to roof extension and dormers  
A 27/09/21 Planning amendments

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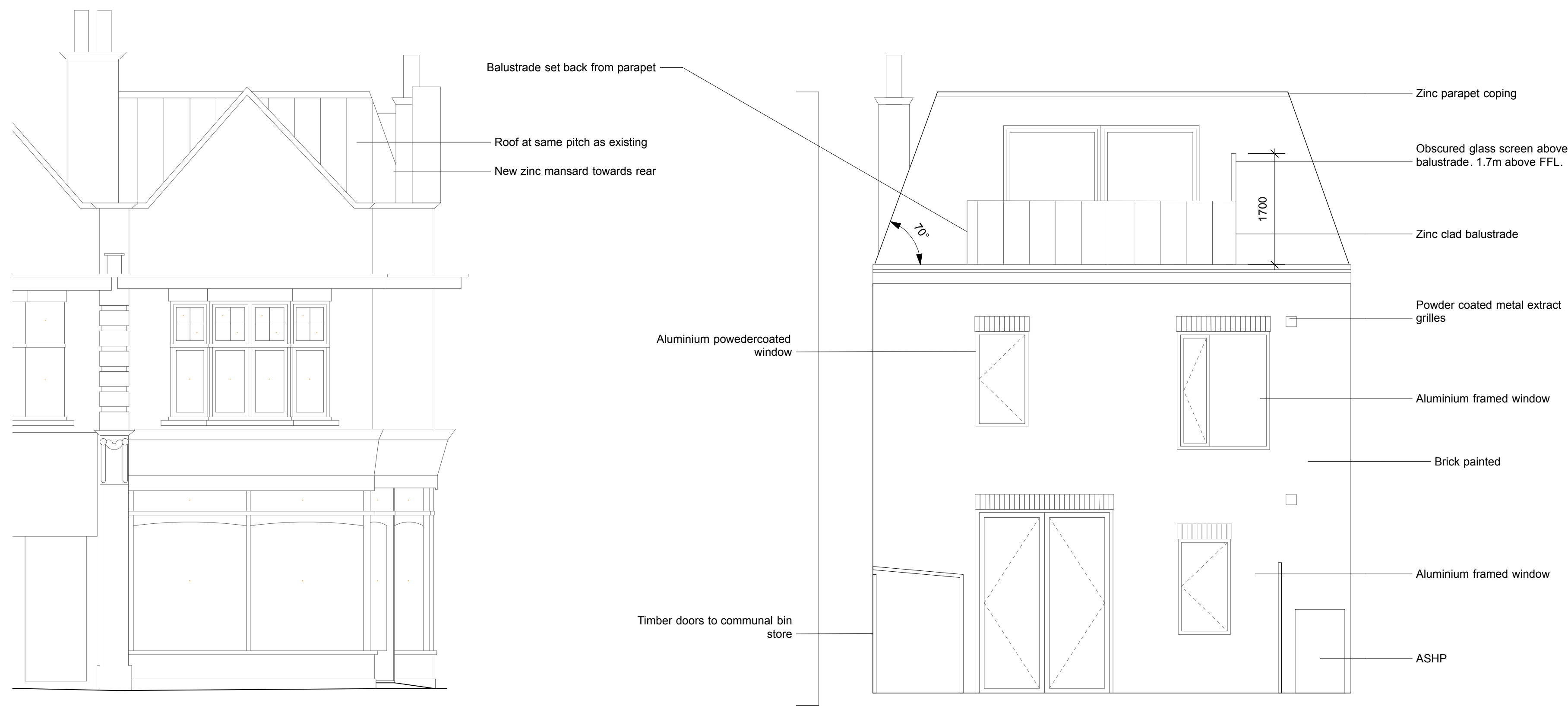
Proposed Second Floor Plan and Roof Plan  
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10.06.2021  
STATUS: PLANNING

476-00-110 C



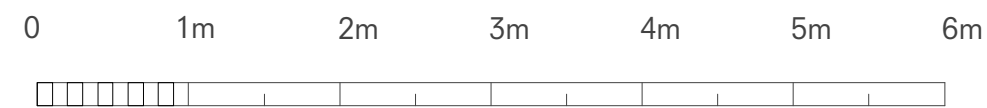


1 Proposed Side Elevation  
Scale: 1:50



2 Proposed Side Elevation  
Scale: 1:50

3 Proposed Back Elevation  
Scale: 1:50



- D 30/09/21 Balustrade set back added to all sides  
C 28/09/21 Revised balustrade to terrace  
B 28/09/21 Further changes to roof dormers  
A 27/09/21 Planning amendments

## DOW JONES ARCHITECTS

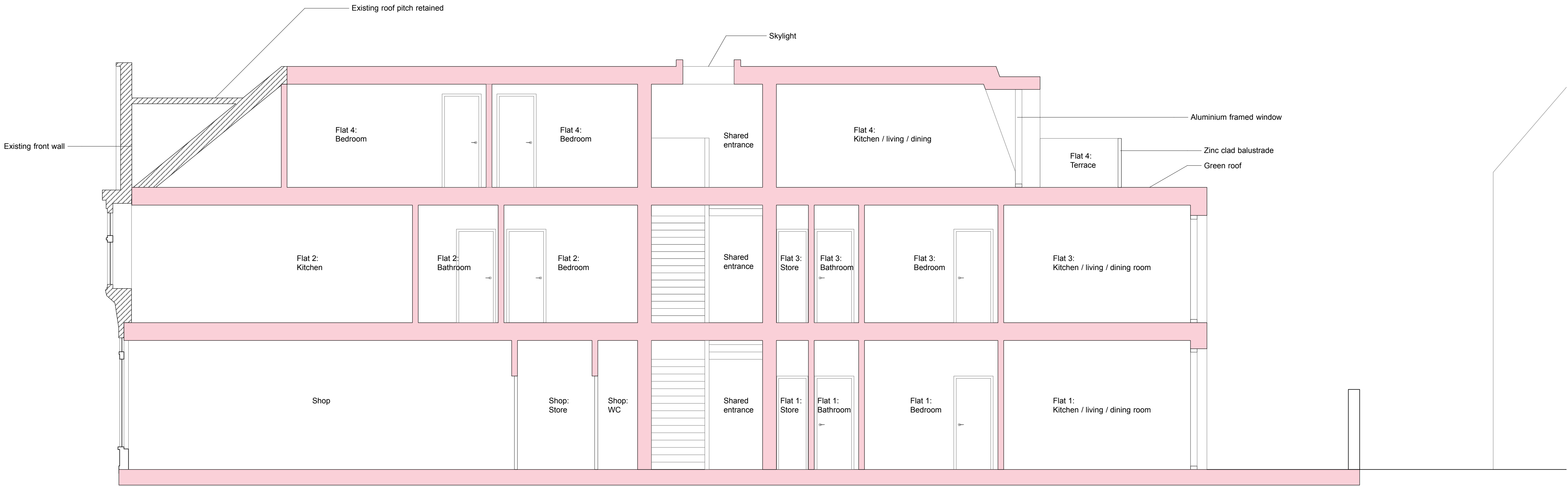
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### Mitcham Road

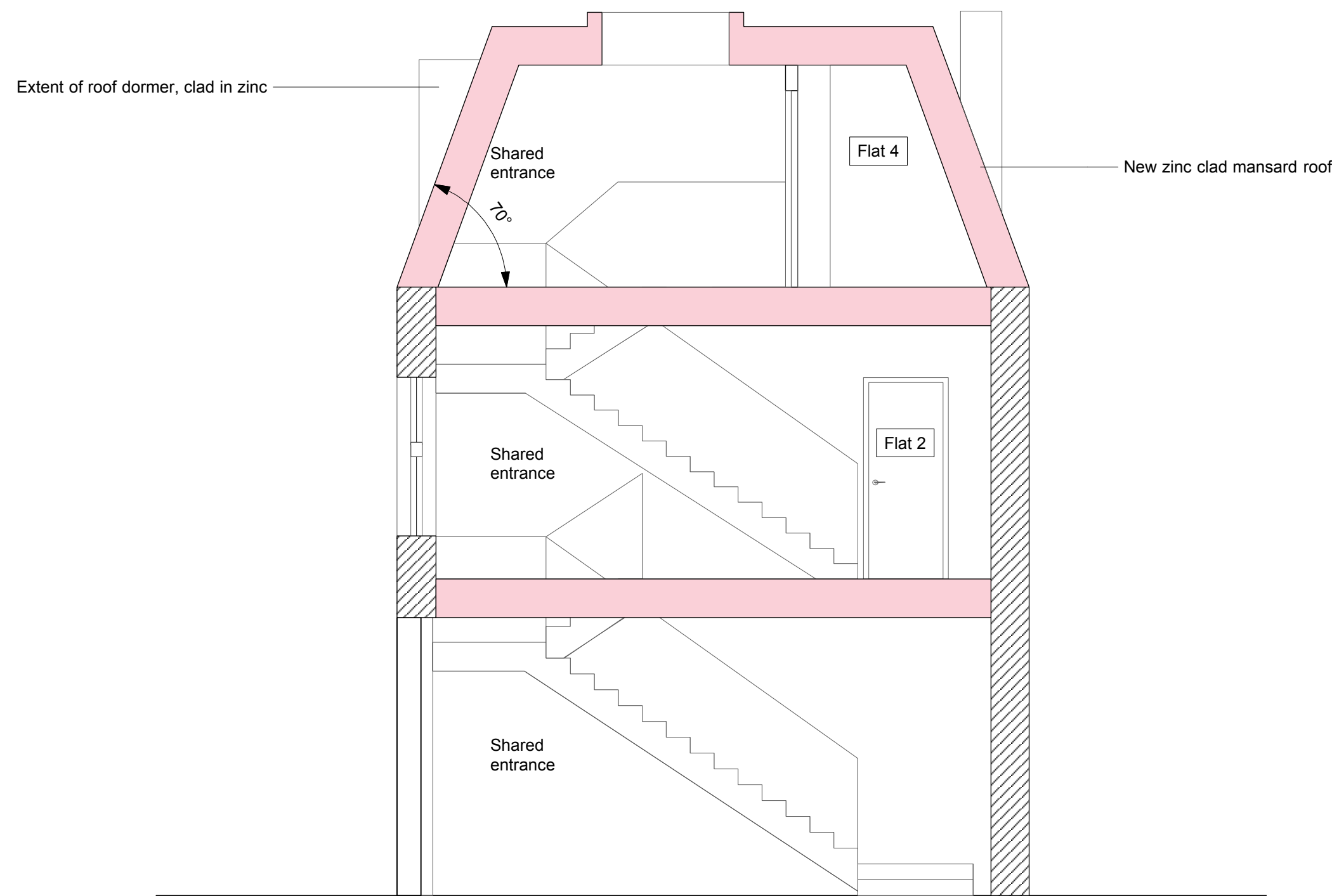
Proposed Elevations  
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10.06.2021  
STATUS: PLANNING

476-00-200 D

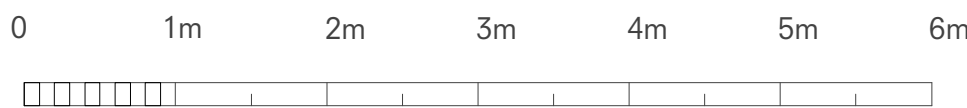
Notes



1 Long Section  
1:50



2 Short Section  
1:50



B 28/09/21Further changes to roof extension and dormers  
A 27/09/21Planning ammendments

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### Mitcham Road

Proposed Sections  
1:50  
10.06.2021  
STATUS: PLANNING

476-00-300 B