

INVESTMENT / DEVELOPMENT
CURRENTLY 2 X FLATS



**57 WESTCOTE ROAD
STREATHAM, LONDON SW16 6BN**

Guide Price £650,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

investments@csj.eu.com



DESCRIPTION

Vacant investment opportunity with potential for extension and re configuration subject to the relevant consents

The property comprises 2 x flats with a two bedroom on the ground floor which has recently been refurbished and two bedroom at first floor which would benefit from some modernisation

LOCATION

Located within close proximity to the vibrant town centres of Streatham & Tooting offering a diverse range of retail and leisure facilities

Access into the City is easy with local rail links to London Victoria, London Bridge and Clapham Junction amongst others.

Nearby bus links on Mitcham Lane into both Tooting Broadway and Tooting Bec underground station (Northern Line).

Nearest Stations:

Streatham Common BR (0.5 miles) - Southern Services

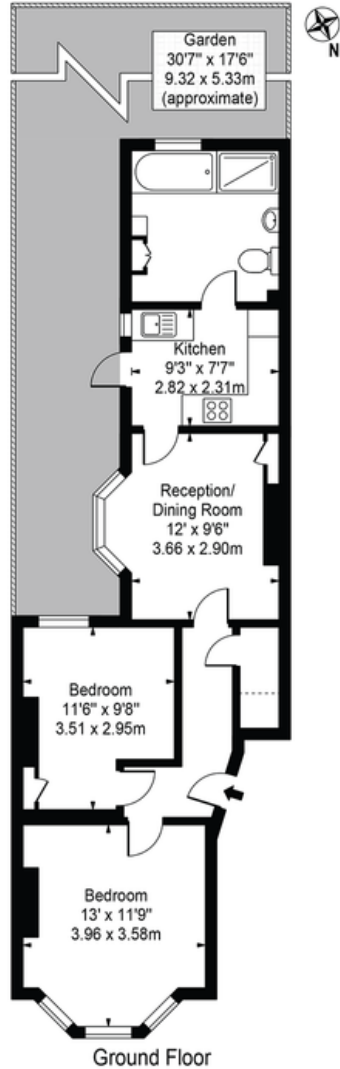
PLANNING

Neighbouring properties have extended at ground, first and second floors, subject to the relevant consents we feel the same is possible here



Westcote Road, SW16 6BN

Approx. Gross Internal Area 628 Sq Ft - 58.34 Sq M

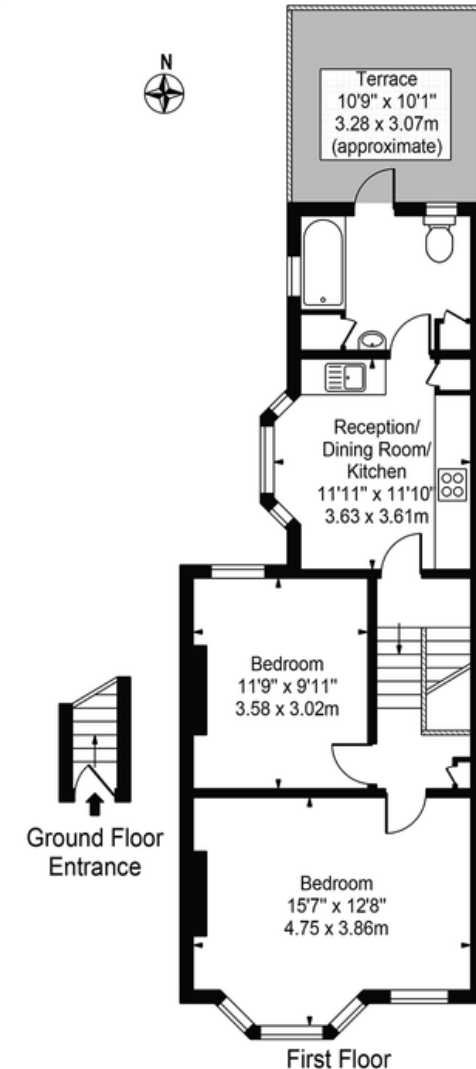


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Westcote Road, SW16 6BN

Approx. Gross Internal Area 584 Sq Ft - 54.26 Sq M



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TERMS

We are instructed to seek offers on an unconditional basis

Guide Price £650,000

VIEWING

Contact Sole Agents Christopher St James 020 8545 0591



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		

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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