



**39 MITCHAM PARK, MITCHAM,
LONDON, CR4 4EP**

£1,200,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Location

Mitcham Park is Mitchams exclusive hotspot for residential homes located near to Cricket Green
Mitcham Junction railway station and the local Tram Link are both just a short distance away and there are also a number of local bus services close by.

Description

Consented development opportunity
An existing semi detached house with consent for a loft extension and conversion of the existing space to create 5 x flats with 4 parking spaces (3 to the front and garage to the rear) for private sale or let.

Unit Mix: 1 x 3 bed, 2 x 2 bed & 2 x 1 bed

The seller informs us that multiple gas, electric & water connections exist and other than the loft extension only a couple of walls need moving so the overall construction costs are low

CIL & S106

CIL £0

S106: restricts 4 of the flats being able to apply for permits (they have onsite parking)

Dataroom

Further information available in our data room

Access code: mitcham39

Viewing

Contact sole agents

Christopher St James 020 8545 0591

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.

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