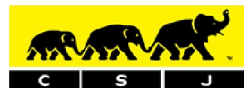




**ROZELLE COURT DUNHEVED ROAD SOUTH,
THORNTON HEATH, LONDON, CR7 6AD**

£2,000,000 Freehold

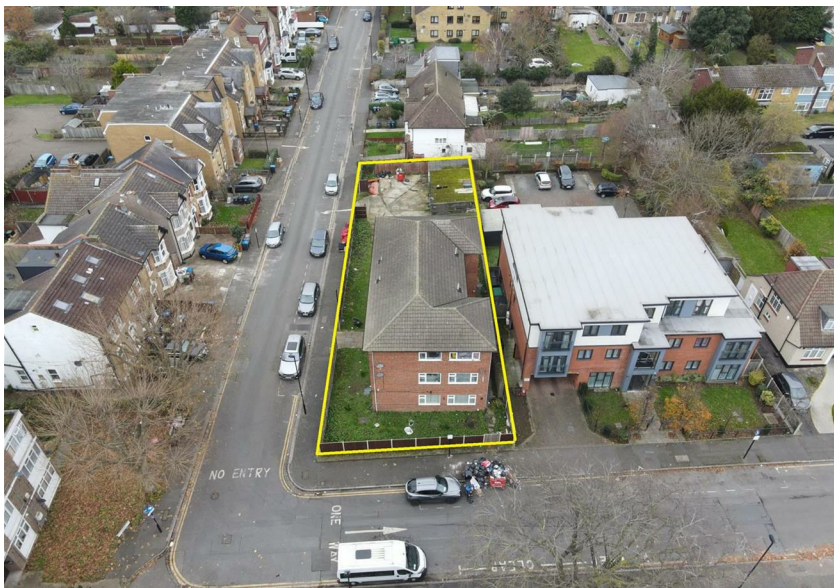


CHRISTOPHER ST. JAMES
Established 1976

020 8296 1273

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Description

For Sale - Unbroken freehold building containing 6 x two bedroom flats with a detached block of 6 x lock up garages to the rear

Accommodation & Tenancies

Total existing £98,796 pa

ERV: £126,000 pa

Flat 1, Rozell Court - £1,200 pcm AST (61 sqm)

Flat 2, Rozell Court - £1,300 pcm AST (61 sqm)

Flat 3, Rozell Court - £1,200 pcm AST (61 sqm)

Flat 4, Rozell Court - £1,400 pcm AST (61 sqm)

Flat 5, Rozell Court - £1,733 pcm AST (62 sqm)

Flat 6, Rozell Court - £1,400 pcm AST (61 sqm)

Planning History

A previous planning application for the demolition of the garage block and erection of a new 3 story residential development comprising 6 flats with re-cladding and rooftop extension to Rozelle Court was withdrawn on the 17th of February 2021.

Application Number - 20/06571/FUL

Terms

Guide price - £2,000,000

Unconditional offers only will be considered

Viewings

Strictly by appointment only

Contact sole agents

Christopher St James 020 8296 1270

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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Residential / Commercial / Land & Development

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