



REAR OF, 34 / 36 CONYERS ROAD,  
STREATHAM, LONDON, SW16 6LT

*£500,000 Freehold*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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## Description

Consented development site for sale

This freehold opportunity is accessed via the driveway to the left hand side of No34, and has planning to construct an attached two storey house onto the existing building and erect a further 2 x detached houses on the land at the rear all with private gardens.

Additional information provided by the sellers which should be checked before making any decisions based upon their accuracy:

Detached houses

Drainage - permission to connect to existing drain at 34, Conyers Rd will be given.

Other services - New connections are likely required.

Network Rail - it is a condition of the planning permission granted earlier this year that an agreement is made with Network Rail.

Access will be legally provided. Planning conditions state no vehicular access to homes when built.

Attached house

Drainage - as above.

Electricity - there is an extensive new supply and system in the accessible basement area of no 34. If preferred this can be tapped into to obviate the need for a completely new supply necessitating connection to the main grid in the road.



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### Location

The site is situated to the rear of 34 & 36 Conyers Road, a residential street in the Streatham Common area of SW16, just a short walk from Streatham High Road with its supermarkets, cafes, restaurants and everyday amenities.

Streatham Common and Streatham stations are both within walking distance, providing fast rail services into central London and East Croydon, with multiple bus routes on Mitcham Lane and the High Road offering further links across South London.

Streatham Common and nearby Tooting Bec Common provide attractive green space, sports facilities and the Rookery Gardens, adding to the appeal of this well-connected yet community-focused location.

### Mainline Rail Stations:

Streatham Station: 0.4 miles - Thameslink services to Blackfriars, Farringdon, St Pancras (10 mins walk)

Streatham Common Station: 0.5 miles - Southern services to London Victoria and Sutton

Streatham Hill Station: 0.7 miles - Thameslink/Southern services

### Proposed accommodation

House 1: (92.7 sqm) detached two bed two bath

House 2: (92.8 sqm) detached two bed two bath

House 3: (84.2 sqm) attached two bed two bath

### Costs & other

CIL: £84,048

S106: Car free development - owners / occupiers are not able to apply for parking permits (blue badge holders exempt)

### Terms

Guide Price £500,000 for the freehold with vacant possession

### Data room

Further plans and GDV information available in the data room on our website

Access code: conyers

### Viewings

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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