



444-446 STREATHAM HIGH ROAD,
STREATHAM, LONDON, SW16 3PX

Guide Price £1,050,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Mixed use Investment / Development opportunity For Sale - Can be split and sold separately

The property comprises a substantial mixed-use freehold opportunity arranged as vacant double fronted commercial accommodation with basement storage, together with ancillary office/storage areas and residential upper parts which have been sold off on long leases.

The front accommodation offers flexibility for occupation, investment or potential subdivision, while the rear of the site benefits from a residential development angle with consent for 2 x 1-bedroom and 2 x 3-bedroom flats, each with associated amenity space all within a mews setting

Subject to further investigations and planning consent it is felt the scheme could possibly be reworked to create 4 x houses

Location

The property occupies a prominent position on Streatham High Road (A23), overlooking Streatham Common and benefiting from excellent local communications. Streatham station is within a short walk and offers services to London Bridge, East Croydon and Thameslink destinations, while multiple bus routes serve the immediate vicinity

Existing & Proposed accommodation

Existing space is approximately 5,252 sq ft (487.90 sqm)

Remaining commercial space once rear is developed is approximately 1,662 sq ft (154.40 sqm)

The proposed new build scheme at the rear

Flat A: 3 bed / 4 person — 1,039 sq ft (96.50 sq m).

Flat B: 1 bed / 1 person — 469 sq ft (43.60 sq m).

Flat C: 1 bed / 1 person — 463 sq ft (43.00 sq m).

Flat D: 3 bed / 4 person — 830 sq ft (77.10 sq m)

Total approved residential area: 3,590 sq ft (333.50 sq m).

Leases of flats

444 Streatham High Road, Flat A — studio flat — lease expiry 20/05/2118.

444 Streatham High Road, Flat B — 2-bedroom flat — lease expiry 24/12/2081.

444 Streatham High Road, Flat C — 3-bedroom flat — lease expiry 24/12/2171.

446 Streatham High Road, Flat A — 2-bedroom flat — lease expiry 26/01/2149

446 Streatham High Road, Flat B — studio flat — lease expiry 23/06/2144.

446 Streatham High Road, Flat C — 1-bedroom flat — lease expiry 23/06/2144.

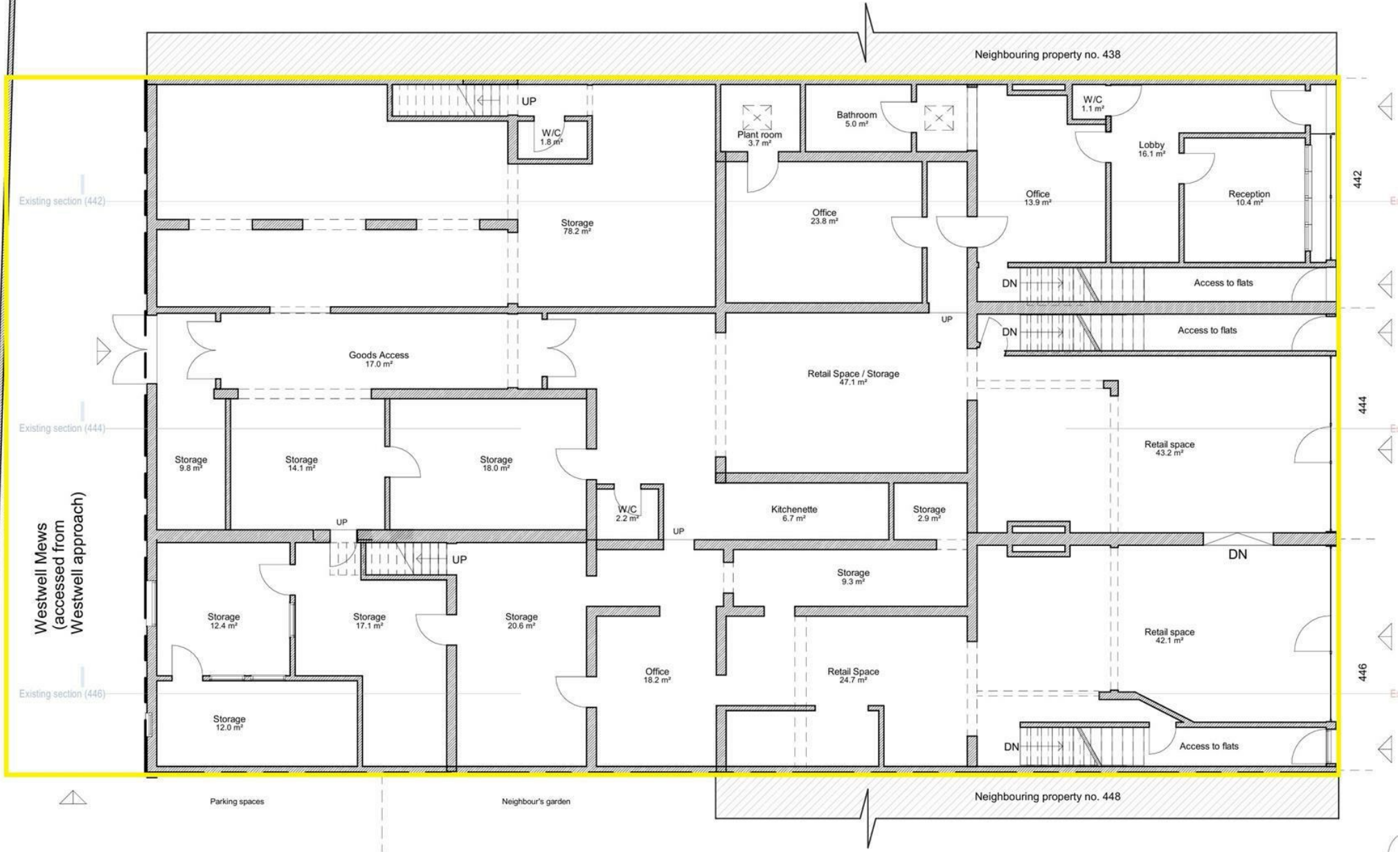
446 Streatham High Road, Flat D — studio flat — TBA



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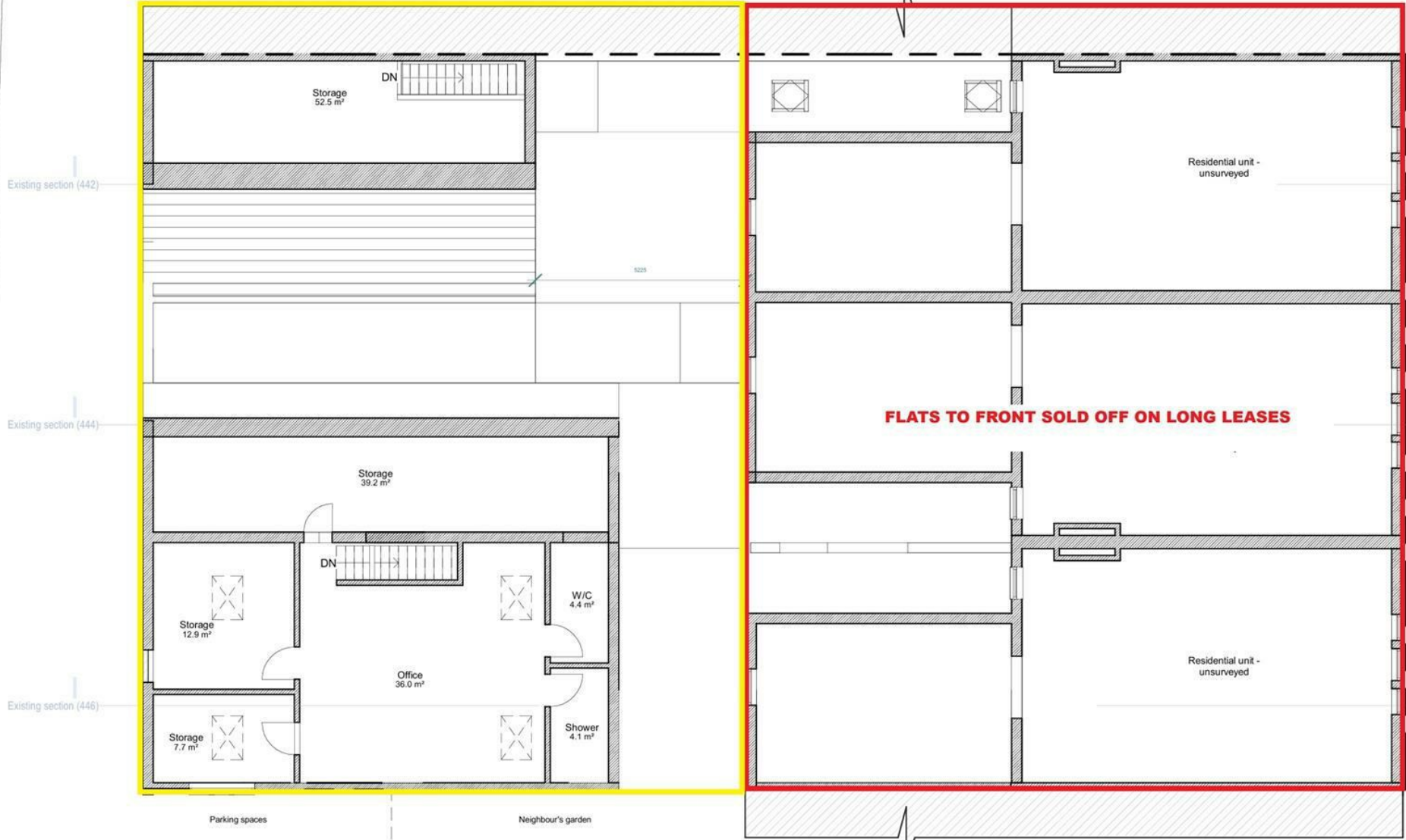
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Existing Ground floor plan





Existing First floor plan



Existing section (442)

Existing section (444)

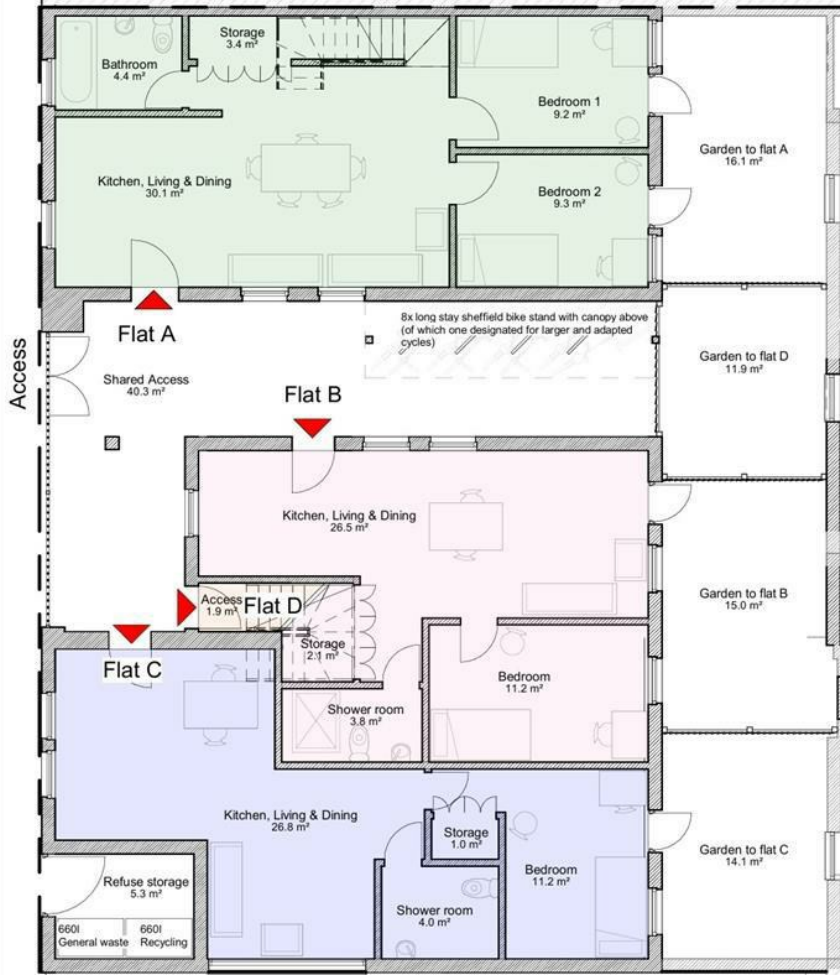
Existing section (446)

Parking spaces

Neighbour's garden



Net Internal Areas



Proposed Ground Floor Plan

Schedule of accommodations

P 11

Each flat and rooms within meet or exceed the minimum requirements set in the London Housing Design Guide.

The scheme provides four flats;
 2x. 1 bedroom (1 person)
 2x. 3 bedroom (4 people)

Flat requirements: 1 bedroom (1 person)

Net Internal Area: (Minimum requirement: 33.5 m²)
 Amenity: (Minimum requirement: 4 m²)

Flat requirements: 3 bedroom (4 people)

Net Internal Area: (Minimum requirement:
 74 m² x 1-level flat, 87 m² x 2-storey house)
 Amenity: (Minimum requirement: 8 m²)

FLAT A: 3 bedroom (4 people) 2-storey house

Net Internal Area: 96.5 m²
 Amenity: 27.2 m²

FLAT B: 1 bedroom (1 person)

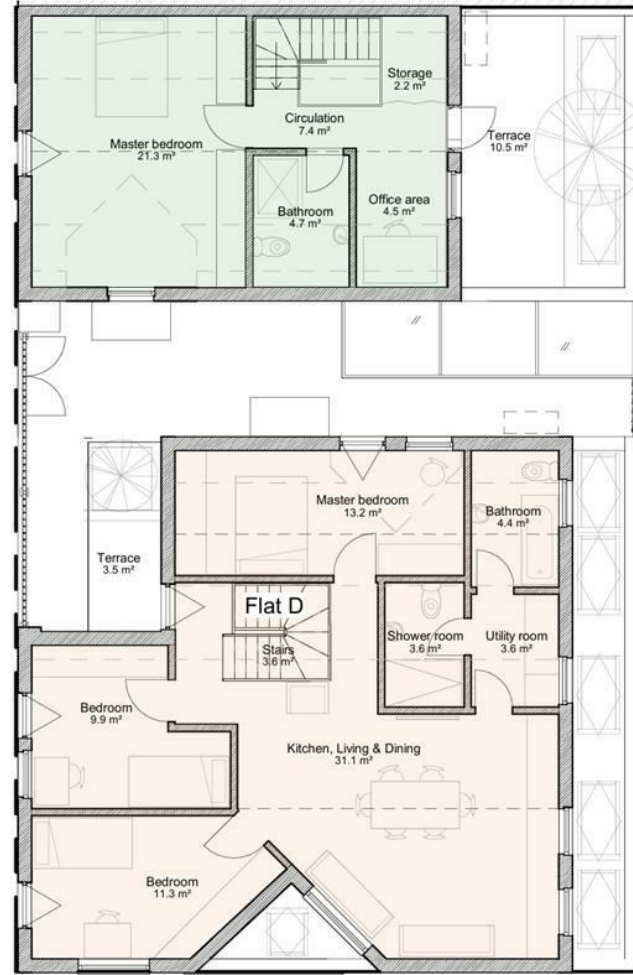
Net Internal Area: 43.6 m²
 Amenity: 15 m²

FLAT C: 1 bedroom (1 person)

Net Internal Area: 43 m²
 Amenity: 14.1 m²

FLAT D: 3 bedroom (4 people) 1-level flat

Net Internal Area: 77.15 m²
 (access and stairs not included in the calculation)
 Amenity: 11.9 m²



Proposed First Floor Plan

Shared access:
 38.1 sqm of shared access,
 greenery as per garden design

Bike Storage:
 8x long stay sheffield bike stand with canopy (of
 which one designated for larger and adapted cycles)

Bins Storage:
 2x 660 liters, shared between the flats

Income

Ground rent income: TBC

ERV of commercial units £50,000 per annum

S106 & CIL

This is a car-free development: purchasers and tenants will not be eligible for on-street resident parking permits within the local CPZ, save for qualifying disabled badge holders.

Care and Cycle hire memberships to be provided for 3 years

We are informed no CIL is payable

Terms

The property is being offered as one lot or split and the individual guide prices are listed below

Whole freehold £1,050,000

Development plot only for 4 flats £600,000

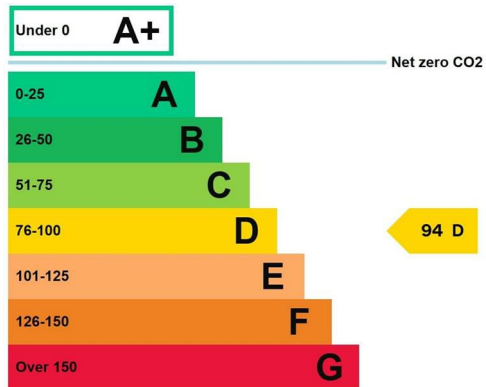
Retail space only £500,000

Viewings

Viewing available on request, Contact Christopher St James 020 8296 1273

Energy rating and score

This property's energy rating is D.



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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