



CSJ & DEXTERS ro 444 Streatham High Rd

Plot	Floor	Beds	Bath	Outside Space	Sq Mt	Sq Ft	Gross Sale Price	£PSF	Rent p/a
Flat A	Ground & First	3	2	Garden 16.1 sqm / Terrace 10.5 sqm	96.5	1,038	£550,000	£530	£33,000
Flat B	Ground	1	1	Garden 15 sqm	43.6	469	£350,000	£746	£18,000
Flat C	Ground	1	1	Garden 14.1 sqm	43.0	463	£350,000	£756	£18,000
Flat 4	Ground Floor	2	1	Garden 11.9 / Terrace 3.5 sqm	77.1	830	£500,000	£603	£33,000
						2,800	£1,750,000	£625	£102,000

Please note that any information, advice and prices in this document are given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon by any person as such. Our views on price are given in the course of our estate agency role. Neither CSJ Property Agents nor the author accept any liability or responsibility whatsoever to any person who may seek to rely upon any information, advice or prices contained in this document, whether in whole or in relation to a part or parts only. We take this opportunity to thank you for seeking the advice of CSJ Property Agents.

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DEXTERS RESALES

ADDRESS: Rear of 444 Streatham High Road

DATE: 05/06/2026

CLIENT: CSJ Estates

PLOT	BEDS	BATHROOMS	FLOOR	OSS	SQM	SQFT	ON MARKET £	£/SQFT	OFFER LEVEL	£/SQFT
A	3.5	2	DUPLEX	16.7	96.5	1039	£600,000	£578	£575,000	£554
B	1	1	GROUND	15	43.6	469	£305,000	£650	£290,000	£618
C	1	1	GROUND	14	43	463	£300,000	£648	£285,000	£616
D	3	2	FIRST	10.5 & 3.5	77.1	830	£500,000	£602	£475,000	£572
							£1,705,000	£620	£1,625,000	£590

Notes & General Assumptions

These figures are given as a guide for marketing only. They may not be used as a formal valuation, which falls outside the remit of our instructions and are based on the assumption that the property will contain no structural defects or onerous restrictions or covenants that could adversely affect the saleability. Final sales figures are subject to specification and prevailing market conditions.

- 1) A freehold or long leasehold interest of not less than 999 years unexpired. A share of freehold is also recommended.
- 2) Service charges, commensurate with the development, location and government policy.
- 3) A high quality internal specification and quality of finishing in accordance with market expectations.
- 4) A 10 year build warranty.
- 5) Parking Allocations inline with brief and where expected.
- 6) Private & Social tenures inline with brief.