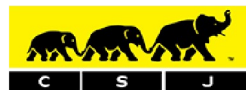




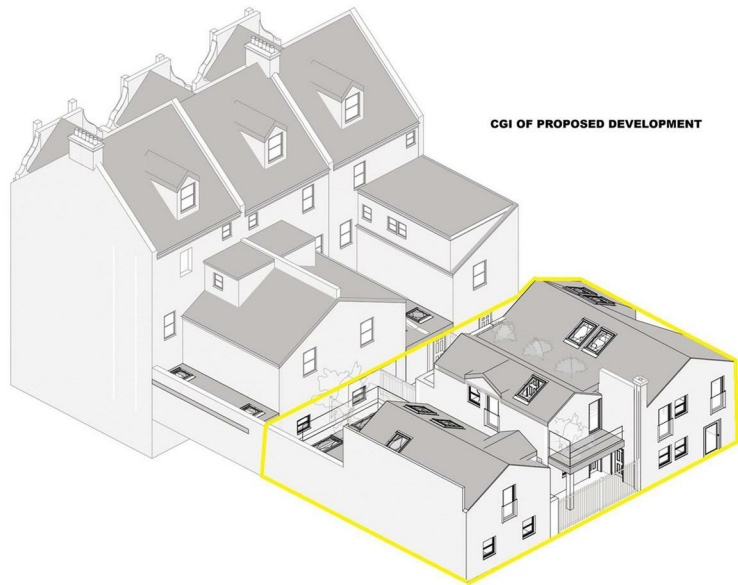
**REAR OF PLOT REAR OF, 444
STREATHAM HIGH ROAD, STREATHAM,
LONDON SW16 2DY**
Guide Price £600,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com



Description

Freehold development opportunity For Sale

The property comprises a two storey storage and office building which forms part of the retail units on Streatham High Road (these shops are for sale separately or as one lot).

Location

The property is situated within a mews location to the rear of Streatham High Road (A23), and benefits 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

Proposed accommodation

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).

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

Dataroom

Plans and further information available in the dataroom on our website

Access code: 4444

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Colliers Wood
London
SW19 2JF



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Terms

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

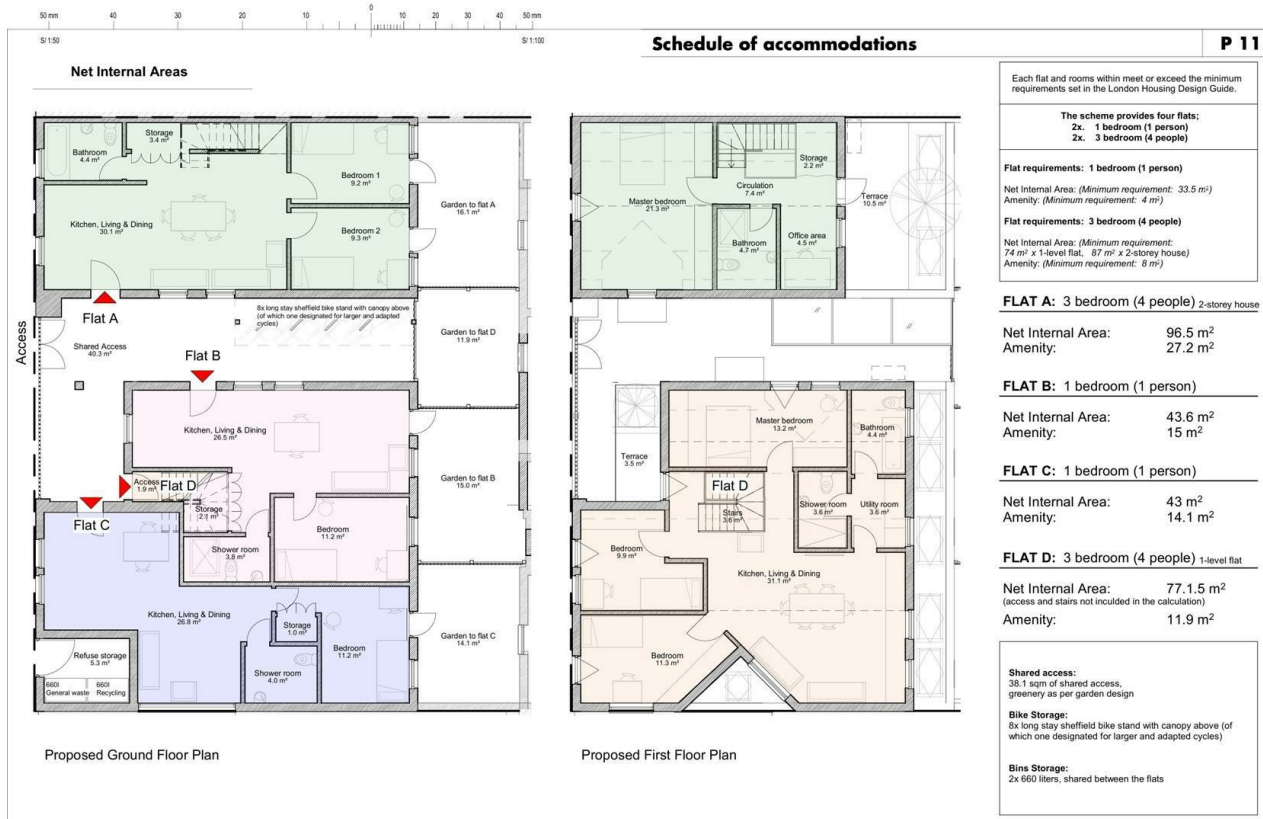
Development plot only for 4 flats £600,000

Retail space only £500,000

Whole freehold £1,050,000

Viewings

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



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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