

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

£45,000 Per Annum

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

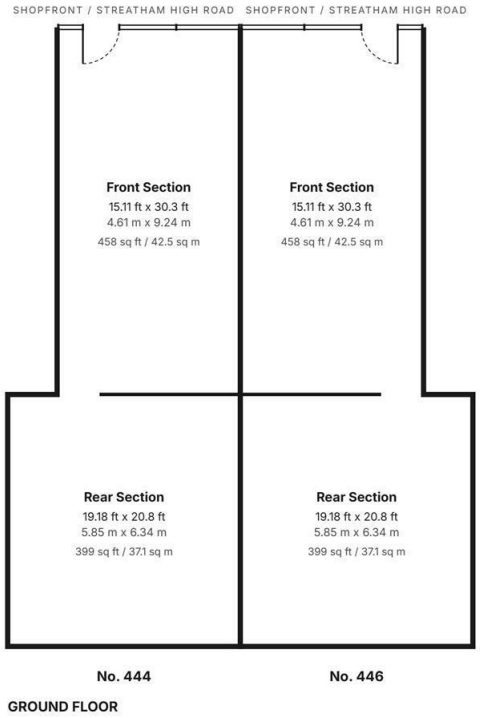
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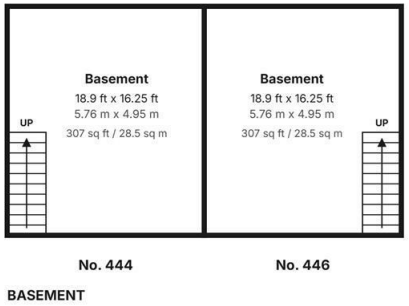




444 & 446 Streatham High Road, London SW16

Combined ground floor and basement, Nos. 444 and 446 side by side





Combined floor areas (both units)

Ground floor, front	916 sq ft	85.1 sq m
Ground floor, rear	798 sq ft	74.1 sq m
Ground floor total	1,714 sq ft	159.2 sq m
Basement	614 sq ft	57.1 sq m
Total	**2,328 sq ft**	**216.3 sq m**

Measurements taken in feet and converted at 1 ft = 0.3048 m. Areas are approximate internal figures. Plan for identification only, not to scale, and should not be relied on.

Description

A double fronted E class unit with basement
The property extends to circa 1,714 sq ft with kitchen and W/C washroom facilities and is suitable for a variety of uses

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

Terms

Guide rent: £45,000 pa

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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