

**604-610  
STREATHAM  
HIGH ROAD  
LONDON  
SW16 3QJ**



**DEVELOPMENT SITE TO BE SOLD WITH PLANNING  
CONSENT FOR A 27 UNIT RESIDENTIAL SCHEME**



**ESTATE OFFICE**  
PROPERTY CONSULTANTS

# Executive Summary

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- Cleared site measuring 0.48 acres (0.2 hectares).
- Strategically located 0.3 miles from Norbury Railway Station, 0.7 miles from Streatham Common Station and 0.8 miles from Streatham Train Station.
- Planning permission granted by Lambeth Council for the development of 27 residential apartments across two buildings of up to five stories, with associated landscaping and amenity space. This consent has been implemented.
- The apartment mix consists of 10 x 1 beds, 10 x 2 bed and 7 x 3 beds.
- The Net Saleable Area (NSA) is 21,117 square feet.
- 22 Fully Private apartments, 3 x Shared Ownership apartments and 2 Affordable Rent apartments.
- The CIL contribution has been paid.
- A total Section 106 contribution £81,660.
- Freehold.
- Guide Price of £3,250,000 (Three Million Two Hundred and Fifty Thousand Pounds) subject to contract.







GREEN LANE

STREATHAM HIGH ROAD

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STREATHAM  
HIGH RD  
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SITE WITH PLANNING  
TO DEVELOP 27 FLATS





# Location

Streatham is a lively neighbourhood in South London with a bustling high street that boasts diverse eateries and independent shops just a stone's throw away from Streatham Common with its sprawling parkland, perfect for leisurely walks and picnics.



Located within a short 0.2-mile (6-minute walk) distance to Norbury Station and only 0.7 miles from Streatham Common Station, offering convenient access to frequent train services and Central London destinations.



Situated near the A23 and A214, which makes navigation to central London by car a seamless experience, ensuring that residents can enjoy the peace of suburban living while immersing themselves in the vibrant energy of the bustling capital.



Streatham, located about 20 miles north of Gatwick Airport, enjoys convenient access with frequent Southern Rail services offering travel times as short as 35 minutes.



## Journey times from Norbury Station



# Description

A cleared site previously consisting of a parade of town houses which have now been demolished. Planning permission has been granted by Lambeth Council for the development of 27 residential apartment across 5 storeys (plus basement) with associated landscaping and amenity space.

# Planning

The planning permission has been granted and implemented with all pre-commencement conditions having been signed off as well as the CIL liability being paid. We understand that the late stage review only relates to the Affordable Housing, as planning has been implemented and CIL has been paid within 24 months of S106 agreement being signed, the late stage review clause is redundant.

The mixture of apartments consists of 10 x 1 beds, 10 x 2 bed and 7 x 3 beds. Of which 22 are fully Private apartments, 3 x Shared Ownership apartments and 2 Affordable Rent apartments.

No CIL payable.

Section 106 contribution payable of £81,660.





# Accommodation Schedule

UNIT	TENURE	FLOOR	BEDS	SQM	SQFT
1	PRIVATE	LOWER GROUND	2	85	917
2	PRIVATE	GROUND	3	89	960
3	SHARED OWNERSHIP	GROUND	1	50	539
4	PRIVATE	LOWER GROUND	2	84	906
5	PRIVATE	GROUND	2	63	679
6	SHARED OWNERSHIP	LOWER GROUND	1	66	712
7	PRIVATE	LOWER GROUND	2	87	938
8	PRIVATE	FIRST	2	62	669
9	PRIVATE	FIRST	3	89	960
10	AFFORDABLE RENT	GROUND	2	77	830
11	PRIVATE	GROUND	1	62	669
12	PRIVATE	GROUND	1	78	841
13	PRIVATE	GROUND	2	84	906
14	AFFORDABLE RENT	GROUND	3	124	1337
15	PRIVATE	LOWER GROUND	3	98	1057
16	SHARED OWNERSHIP	FIRST	1	51	550
17	PRIVATE	FIRST	3	80	863
18	PRIVATE	FIRST	2	69	744
19	PRIVATE	SECOND	1	51	550
20	PRIVATE	SECOND	3	80	863
21	PRIVATE	SECOND	2	69	744
22	PRIVATE	THIRD	1	51	550
23	PRIVATE	THIRD	3	80	863
24	PRIVATE	THIRD	2	69	744
25	PRIVATE	FOURTH	1	51	550
26	PRIVATE	FOURTH	1	56	604
27	PRIVATE	FOURTH	1	53	572
<b>TOTAL</b>				<b>1,958</b>	<b>21,117</b>

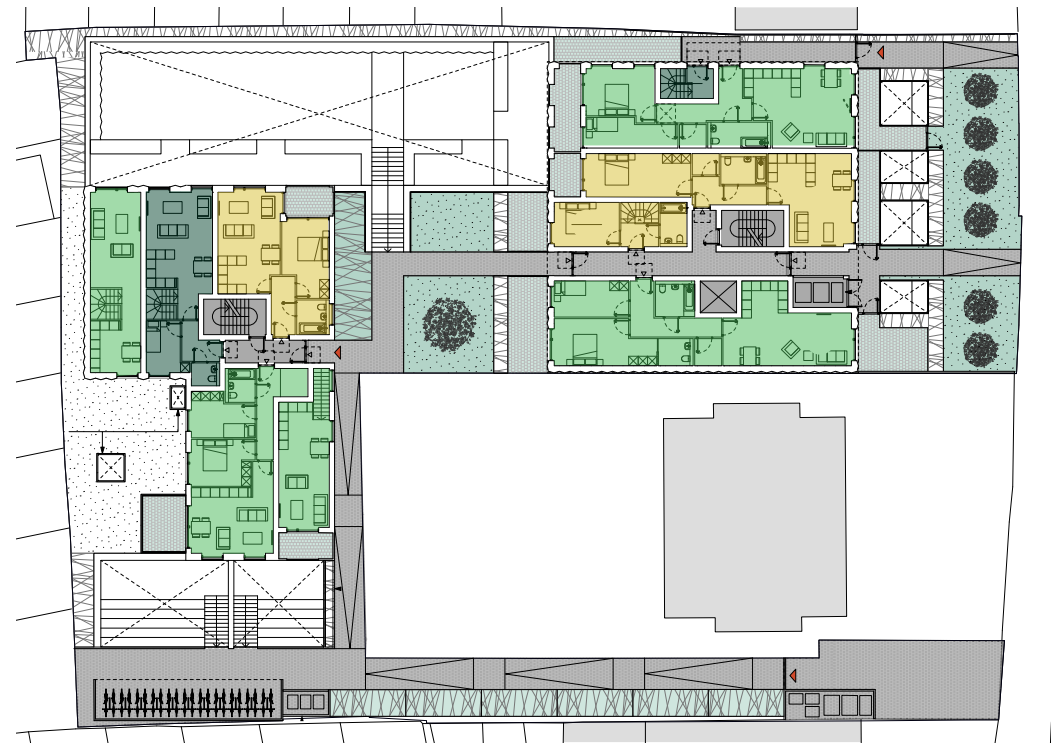


# Floor Plans

1 BED UNIT    2 BED UNIT    3 BED UNIT



Lower Ground Floor



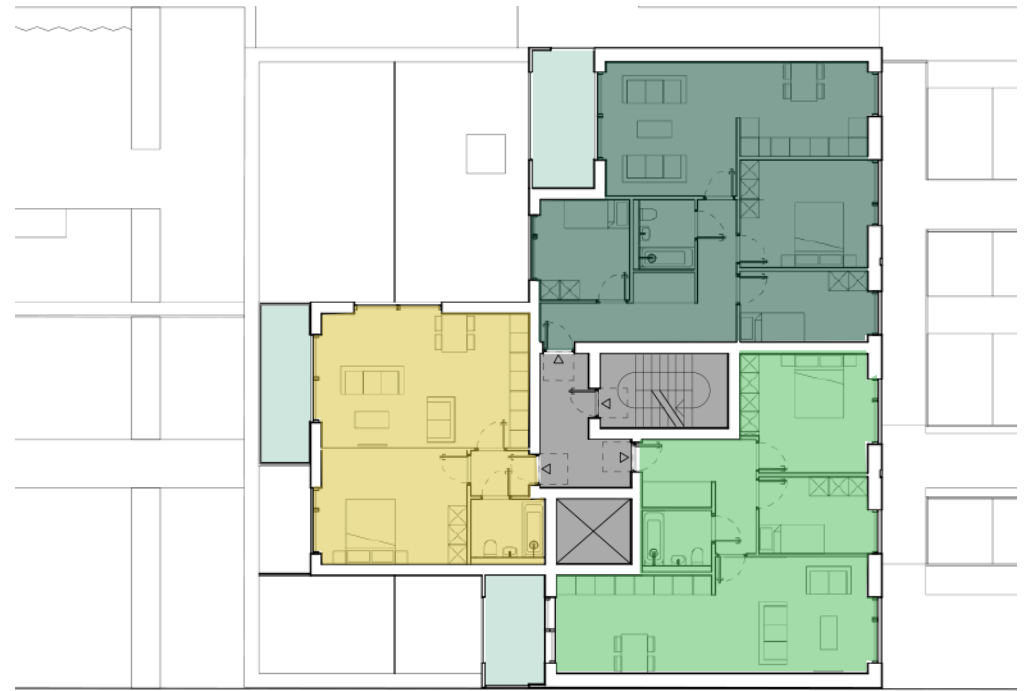
Ground Floor

# Floor Plans

1 BED UNIT    2 BED UNIT    3 BED UNIT



**First Floor**



**Second Floor**



# Floor Plans

1 BED UNIT    2 BED UNIT    3 BED UNIT



Third Floor



Fourth Floor

# Tenure

Freehold

# Further Information

Please contact our Estate Office Team to request further information.

# Proposal

Guide Price of £3,250,000 (Three Million Two Hundred and Fifty Thousand Pounds) subject to contract.



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PROPERTY CONSULTANTS

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