

London SW17 - 938 Garratt Lane, Tooting SW17 0ND  
Freehold Residential Investment with Development Opportunity



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# London SW17 - 938 Garratt Lane, Tooting SW17 0ND

## Freehold Residential Investment with Development Opportunity



### Investment Consideration:

- Purchase Price: £550,000
- VAT is NOT applicable to this property
- Comprises mid-terrace house providing 1 Ground Floor Flat (sold-off) and 1 First Floor Flat with development opportunity
- Planning approved for first floor flat extension at rear and above, to provide 3-bedroom maisonette
- New boiler has been installed recently.
- Located within 0.1 mile from Tooting Broadway Tube station
- Occupiers nearby include Sainsburys, Boots Pharmacy, Café Nero, Starbucks, HSBC, Halifax, Poundland and many more.



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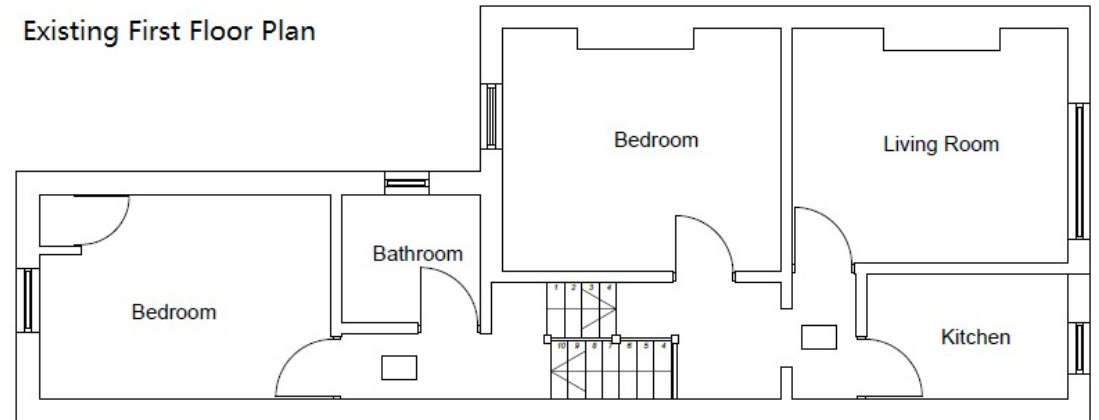
### Property Description:

The property comprises 2-Bedroom Flat at First Floor with approved planning for extension at rear and above. Ground Floor Flat has been sold-off on long leasehold.

Flat B provides the following accommodation and dimensions:

First Floor: 52 sq m (560 sq ft)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC



### Tenancy:

Flat 938B (First Floor) is at present vacant. Flat 938A (Ground Floor) has been sold-off on long leasehold for a term of 99 years from 12.10.2011 at a ground rent of £150 p.a. Valuable reversion in 2110.

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### Development Opportunity:

Planning approved in May 2021 for erection of a dormer extension to main rear roof and extension above two storey back addition. Formation of roof terrace above two-storey back addition with 1.8m high screen surround.

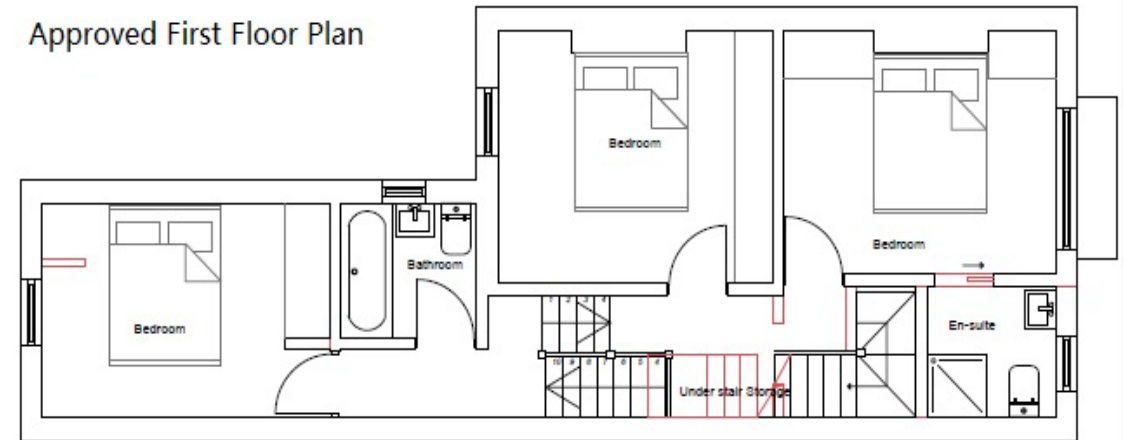
The property would provide the following accommodation and dimensions:

First Floor: 3 Bedrooms, Bathroom/WC

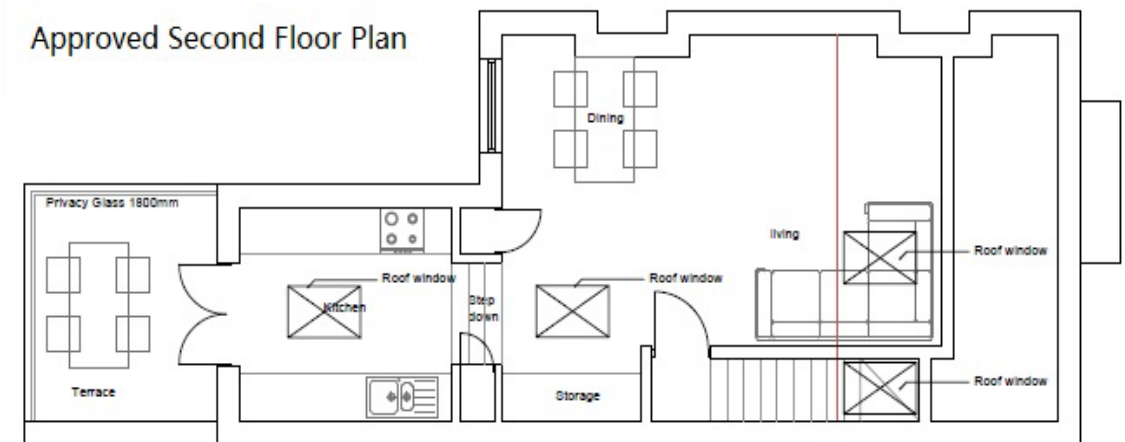
Second Floor: Kitchen, Living/Dining Room, Roof Terrace

*For more information, please refer to application 2021/1327 on Wandsworth Council planning portal. ([www.wandsworth.gov.uk](http://www.wandsworth.gov.uk))*

Approved First Floor Plan



Approved Second Floor Plan

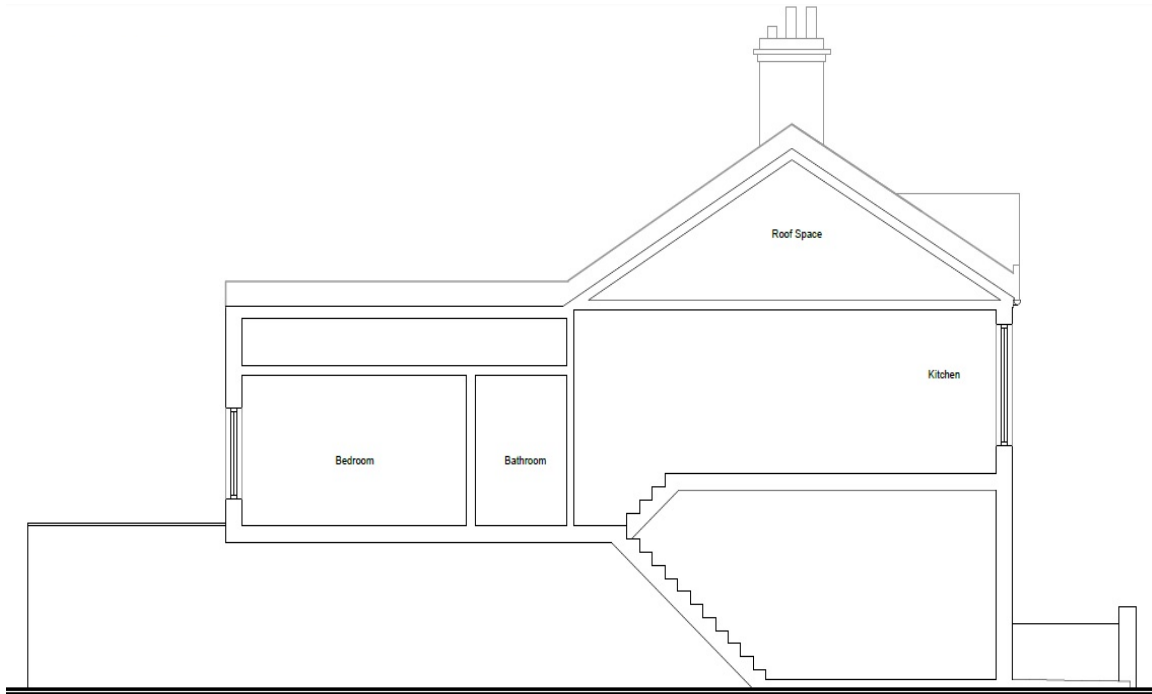


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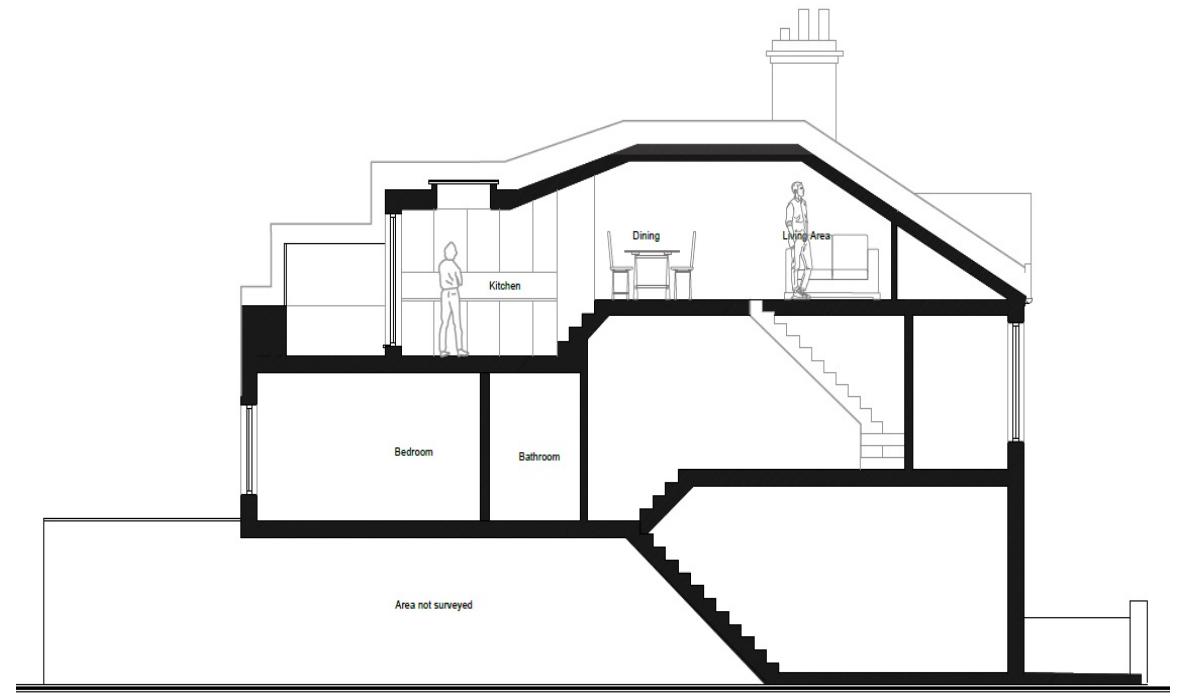
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Existing Side Elevations:



Approved Side Elevations:



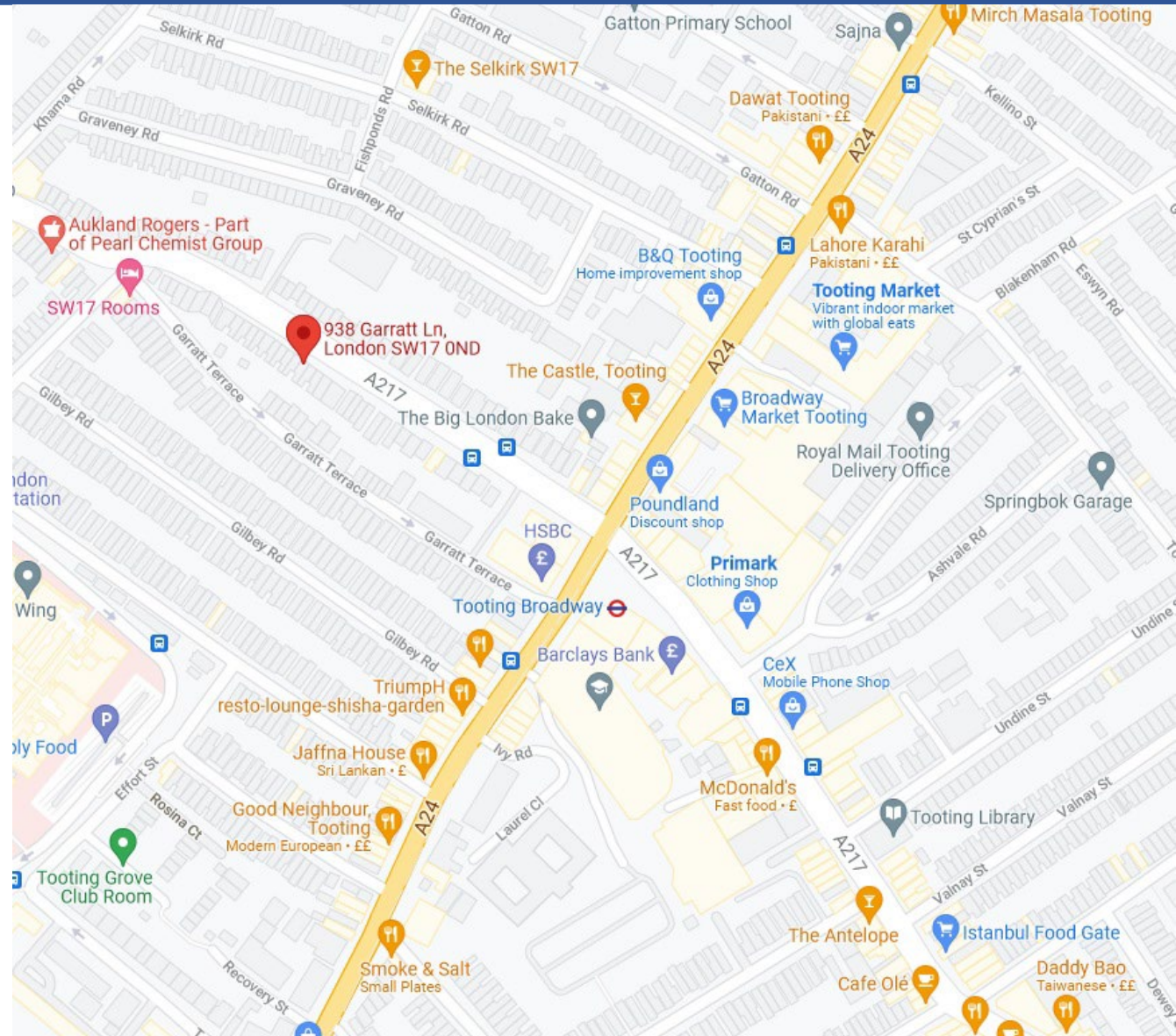
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### Location:

Tooting is a district of South London, England, forming part of the London Borough of Wandsworth and partly in the London Borough of Merton. It is located 5 miles (8 kilometres) south south-west of Charing Cross. Tooting is served by Northern Tube Line and National Rail providing a direct link south to Sutton via Wimbledon and north to Farringdon, St Pancras and on to Luton. A large open area, popularly known as the Tooting Commons, lies at walkable distance from the site. The property is located within 0.1 mile from Tooting Broadway Tube station. Occupiers nearby include Sainsburys, Boots Pharmacy, Café Nero, Starbucks, HSBC, Halifax, Poundland and many more.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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