



**INCOME  
PRODUCING  
INVESTMENT**

**198 ROWAN ROAD  
STREATHAM, LONDON SW16 5HX**

***Starting bid £400,000 Leasehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8545 0591**

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Rowan Road, SW16 5HX

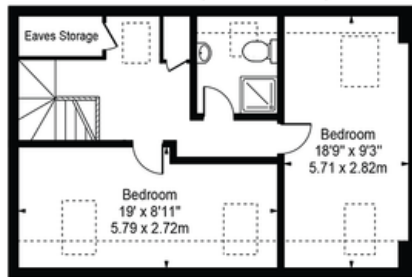
Approx. Gross Internal Area 1553 Sq Ft - 144.28 Sq M

(Including Eaves Storage, Restricted Height Area & Excluding Shed)

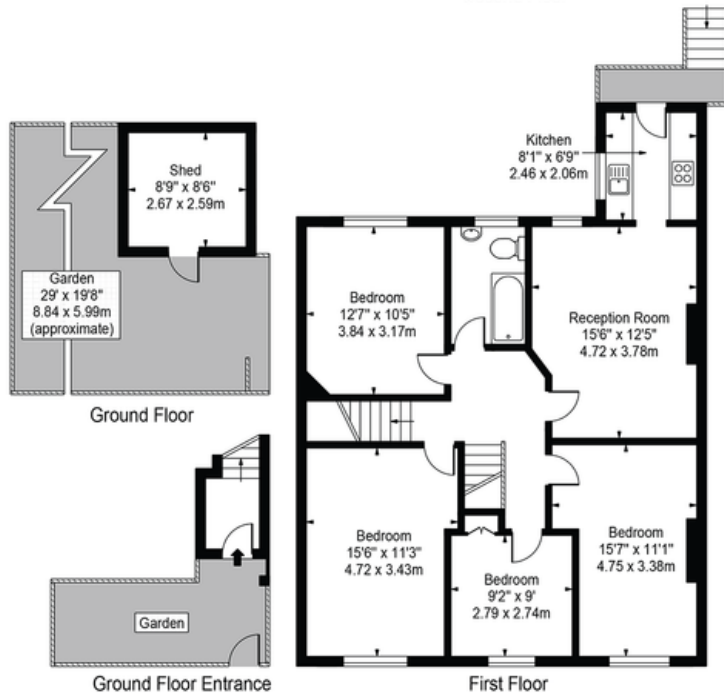
Approx. Gross Internal Area 1457 Sq Ft - 135.36 Sq M

(Excluding Eaves Storage, Restricted Height Area & Shed)

Approx. Gross Internal Area Of Shed 74 Sq Ft - 6.92 Sq M



Second Floor



Ground Floor

Ground Floor Entrance

First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## DESCRIPTION

For Sale by Online Auction, Starting Bid of £525,000, Terms and Conditions Apply

Large 1st & 2nd floor maisonette comprising reception room, kitchen, six bedrooms and two bathrooms.

## LOCATION

The property is ideally located in Streatham Vale and is a walk or short bus journey from Streatham Common Station with direct access to Central London via Clapham Junction, London Bridge and London Victoria.

### Nearest Stations:

Streatham Common (0.6 miles)

Mitcham Eastfields (0.7 miles)

## INCOME

The property is let as 6 individual rooms producing £38,520 per annum

All tenancies now periodic (2 months notice required for vacant possession)

The seller has confirmed all tenants are working professionals and there are no arrears or payment issues to date

## LEASE

Lease: 99 years from 25th December 1993

Ground Rent: £50 per annum

## COUNCIL TAX

Merton Borough Council

Band C



## TERMS

FOR SALE BY ONLINE AUCTION,  
STARTING BID OF £400,000, TERMS AND CONDITIONS APPLY

## VIEWING

Contact sole agents

Christopher St James 020 8296 1273

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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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