

## 3 Bedroom Freehold Mix Use for Sale - £525,000

Rowan Road, Streatham, SW16 5JF



### KEY FEATURES:

- FREEHOLD MIXED-USE INVESTMENT
- TWO GROUND FLOOR COMMERCIAL UNITS
- UPPER PARTS ARRANGED AS 3 ROOMS
- VACANT UPPER PARTS
- POTENTIAL TO EXTEND STPP
- LOFT CONVERSION POTENTIAL STPP
- IDEAL FOR INVESTORS & DEVELOPERS
- REAR ACCESS VIA MEOPHAM ROAD

## Description

An attractive freehold mixed-use investment occupying a prominent position within an established retail area. The property comprises two ground floor commercial units currently occupied by established independent businesses, together with residential accommodation above, creating a diversified multi-income producing asset. The upper residential accommodation, currently arranged as three separate rooms with shared kitchen and bathroom facilities including one ensuite room, which have now been vacated, offering an opportunity for refurbishment, reconfiguration, or owner occupation.

### Accommodation:

Ground Floor: 947 sq.ft. (88.04 sq.m) First Floor: 611 sq.ft. (56.74 sq.m)  
Total Approximate Area: 1,558 sq.ft. (144.78 sq.m)

### Tenancies:

Commercial Unit 1: £10,000 per annum  
Commercial Unit 2: £7,000 per annum

Residential Accommodation (As of 31/05/2026):  
£23,600 per annum (3 separate rooms)

Previous Total Income (As of 31/05/2026):  
£40,600 per annum

Gross Yield: 7.73%

### Viewings:

Access is available to the entire property, including both commercial units and upper accommodation.  
Contact sole agents Residenza Properties Tooting.

## Location

Rowan Road is in a desirable residential area of Streatham Vale, offering excellent transport links and convenient access to local amenities. The property is approximately 0.5 miles (a 10-minute walk) from Mitcham Eastfields Station, which is served by Southern rail services, providing connections to London Victoria (Northbound) and Dorking/ Horsham (Southbound) and other destinations. Streatham Common Station is also nearby, around 0.7 mile away (a 15-minute walk), offering additional rail options.

The area is well-served by bus routes, including the 60, 118, 133, 201, 249, and 255 providing easy access to Tooting, Croydon, Brixton and Central London.





## Floorplan(s)

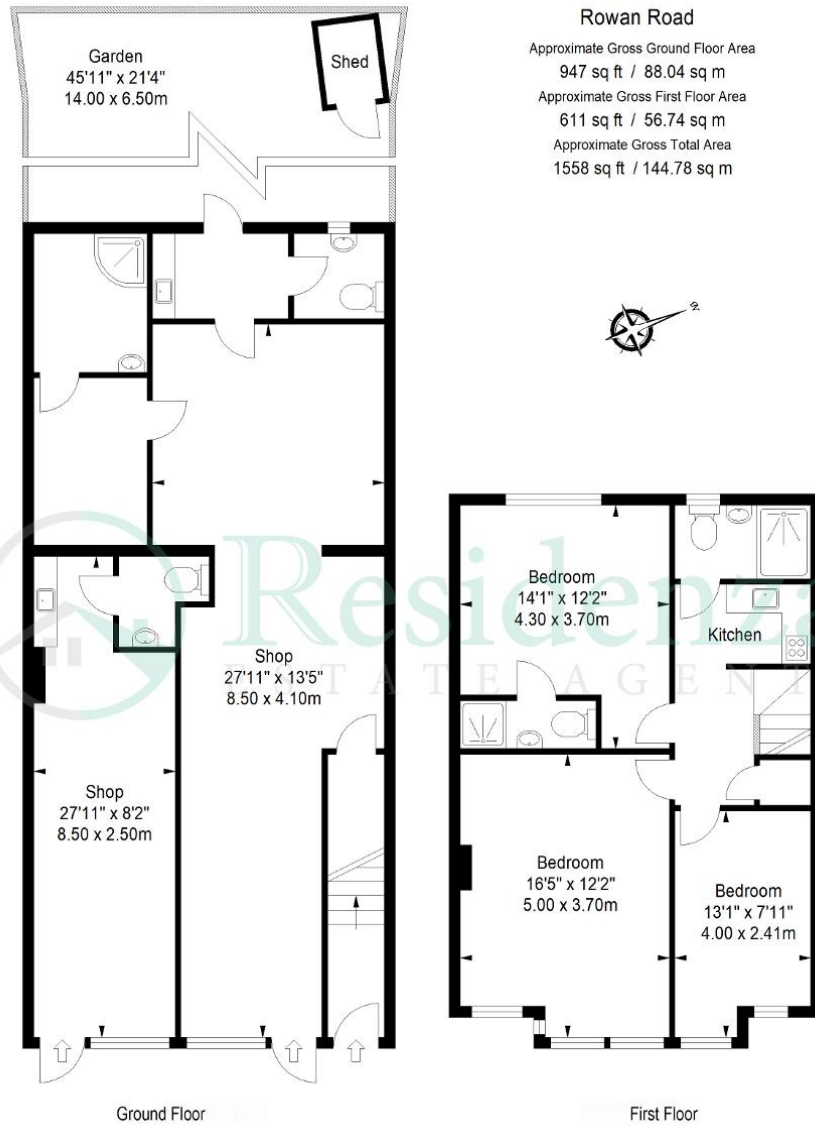


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		