



Streatham High Road, SW16

£1,050,000

Dexters are delighted to introduce a mixed-use freehold sale featuring two adjoining commercial units with front showrooms, basement storage and additional storage/office space to the rear, together with residential flats above. Note, the residential flats above have been previously sold on long leases, these leases are not included within this sale.

The properties benefit from full planning consent to erect four self-contained residential units (2x three-bedroom and 2x one-bedroom) with amenity space following the demolition of the rear of 442, 444 and 446 Streatham High Road and the erection of two-storey rear extensions. The proposed new residential units are accessed via Westwell Road Approach.

Planning permission was granted by the London Borough of Lambeth of the 10th of February 2026 (Application Ref: 25/01233/FUL) for the demolition of existing ground floor rear additions and erection of a two storey ground floor rear extensions to provide a 2x 1-bed and 2x 3-bed residential units together with the provision of shared amenity space, cycle and recycle storage. The proposed scheme is car free as detailed within the Section 106 Agreement.

Situated with the London Borough of Lambeth with the Streatham Common Conservation Area within flood zone 1, an area with a low probability of flooding, the site has a PTAL rating of 6a, which is classified as 'Excellent'. The property is directly opposite Streatham Common and is within 600 metres of Streatham railway station providing a direct service to London Bridge.

Tenure

Rear of 442 Streatham High Road, London (SW16 3PX) - Part of HMLR Title SGL -446 Streatham High Road, London SW16 3PX - HMLR Title SGL24113

446 Streatham High Road, London SW16 3PX - HMLR Title SGL260696

Land to the rear of 444 Streatham High Road namely, Land to the east of Westwell Mews, London SW16 5FA - HMLR Title 411748

Land to the rear of 446 Streatham High Road namely, Land to the east of Westwell Mews, London SW16 5SH - HMLR Title SGL256850

Features

- Mixed-use freehold
- Adjoining commercial units
- Full planning consent to erect 4x new residential units
- Within Streatham Common Conservation Area
- Opposite Streatham Common
- EPC Rating D

442 – 446 Streatham High Road, Streatham, London SW16 3PX Existing Floor Plan



First Floor
Total area (approx.): 360.0 sq. m (3,924.0 sq. ft)



Ground Floor
Total area (approx.): 176.1 sq. m (1,895.3 sq. ft)



Basement
Total area (approx.): 36.8 sq. m (397.8 sq. ft)

442 Total area (approx.): 278.1 sq. m (2,993.4 sq. ft)



First Floor
Total area (approx.): 462.0 sq. m (5,002.7 sq. ft)



Ground Floor
Total area (approx.): 170.8 sq. m (1,831.4 sq. ft)

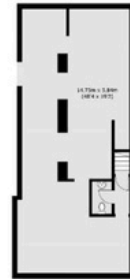


Basement
Total area (approx.): 34.8 sq. m (374.9 sq. ft)

444 Total area (approx.): 247.1 sq. m (2,659.7 sq. ft)



First Floor
Total area (approx.): 23.8 sq. m (256.4 sq. ft)



Ground Floor
Total area (approx.): 176.0 sq. m (1,882.8 sq. ft)

446 Total area (approx.): 158.6 sq. m (1,707.1 sq. ft)

442, 444 & 446 Total area (approx.): 683.8 sq. m (7,360.4 sq. ft)



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