



12 Conyers Road, Streatham, SW16 6LT

Large double fronted period property for sale currently arranged as 3 large flats and with significant development potential subject to any necessary consents

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Offers in excess of £1.2m for the Freehold Interest

LOCATION: - The property is situated fronting Conyers Road, an extremely popular residential side road to the south of Streatham High Road but within walking distance to the town centre and its mainline station. The property is roughly equidistant between Streatham mainline station and Streatham Common mainline station, both of which give easy access into central London. There are bus routes servicing Mitcham Lane and the open spaces of Tooting Bec Common are within walking distance. Conyers Road is currently unrestricted for on-street parking.

DESCRIPTION: - The property comprises a large double fronted period property, originally constructed as a substantial dwellinghouse and now converted into three self-contained flats, one at each floor. The ground floor flat is unmodernised and has access into full height basement areas. The first floor flat is subject to an assured shorthold tenancy and the top floor flat is vacant. The property sits on a large rectangular plot providing extensive rear gardens.

The property is considered suitable for conversion into more units including the possible excavation of basements and possible extensions to the rear, subject to any necessary consents.

ACCOMMODATION:

Ground floor – communal entrance hall, private entrance hall, living room, large kitchen, two double bedrooms, bathroom, separate WC.

First floor – living room, kitchen, three bedrooms, bathroom/WC.

Top floor – large room with open plan kitchen, two rooms, bathroom/WC.

Externally – gardens front and rear, side pedestrian access to the rear garden.

TENURE: - The Property is freehold with the ground and top floors vacant. The first floor is subject to an assured shorthold tenancy for a term of 12 months from 24/07/17 at a current passing rent of £1,200 per calendar month.

USE/PLANNING: - The property is currently arranged as three self-contained flats but is considered suitable for conversion into additional units either by way of extension or sub-division, subject to any necessary consents. Prospective purchasers are advised to make enquiries of the Local Planning Authority prior to offer.

EPC: - An EPC has been commissioned on Flat 1. Flat 2 has a rating of 77 Within Band C. Flat 3 has a rating of 34 within Band F.

PRICE: - Offers in excess of £1,200,000 sought for our client's freehold interest, subject to vacant possession of 2 flats and with the benefit of income from the first floor flat.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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