



294 Streatham High Road, London
Substantial Freehold Former Restaurant and
Residential Upper Parts For Sale
020 8681 2000 | info@hnfproperty.com

**Lambert
Smith
Hampton**
020 7955 8454



specialist advice on all property matters

294 Streatham High Road, London, SW16 6HG

OIEO £575,000

LOCATION: - The property is situated fronting Streatham High Road between its junctions with Mitcham Lane and Gleneagle Road in a prominent but secondary position towards the southern end of the High Road. The property is just a short walk from Streatham Mainline Station which provides over-ground access into Central London and surrounding areas. Streatham High Road forms part of the main A23 commuter route and is a busy thoroughfare and bus route and the property benefits from vast quantities of passing vehicular traffic which is particularly intense during the rush hour periods. Mitcham Green provides modest open spaces immediately to hand and the wider expanses of Streatham Common are also within walking distance. The property shares the vicinity with mainly secondary and local traders but there is some multiple representation nearby.

DESCRIPTION: - The property comprises a substantial building arranged over basement, ground, first, second, and third floors set amongst properties of similar age, character and design. The ground floor is arranged as former restaurant space with ancillary and kitchens. The basement provides 2 storage rooms and the upper floors are all residential. The property now requires modernisation but is considered to have great potential subject to any necessary consents.

ACCOMMODATION:

Ground Floor

Gross frontage 5.03m (16' 5")
Internal width 3.38m widening to 3.99m²
(11' 1 widening to 13' 1)
Shop depth 9.09m (29' 10")
Sales area 33.5m² (360ft² approx)

Rear Room 24.34m² (262ft² approx)
Kitchen 14.4m² (155ft² approx)
Lobby 6.13m² (66ft² approx)
Total 78.37m² (845ft² approx)

Basement

2 rooms totaling 45.52m² (490ft² approx)

First Floor

3 rooms totaling 51.1m² (550ft² approx)

Second Floor

2 rooms bathroom and separate WC totaling 37.07m²
(400ft² approx)

Top Floor

2 rooms totaling 35.37m² (370ft² approx)

TENURE: - The property is to be offered freehold and with vacant possession upon completion.

USE/PLANNING: - We understand the property currently has mixed use falling within Class A3 (restaurant) on the ground floor and basement, and with residential use on the upper floors. The property is considered to have development potential for the conversion of the upper floors into two or more flats, subject to any necessary consents.

PRICE: - Offers in excess of £575,000 are sought for our client's freehold interest, subject to contract and with vacant possession.

EPC: 105 within band E (commercial)
59 within band D (residential)

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

VIEWINGS: - Strictly by appointment with joint sale agents, HNF Property or Lambert Smit



Attn: James Couse
020 7955 8416
jlouse@lsh.co.uk

020 8681 2000

www.hnfproperty.com
info@hnfproperty.com



Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters