


FREEHOLD FOR SALE

442 (rear) & 444-446 Streatham High Road
Streatham
London
SW16 3PX

5,252 sq. ft.
(487.90 sq. m.)
plus basement



VACANT FRONT RETAIL AREA PLUS PLANNING GRANTED FOR 2X1 & 2X3 BED FLATS TO REAR

 andrew scott
robertson
commercial



PROFESSIONAL PROPERTY PEOPLE



LOCATION

The property is located to the rear of three prominent shop units on Streatham High Road (A23), overlooking Streatham Common.

Streatham train station is less than a 10 minute walk from the property and provides easy access to London Bridge and East Croydon and Thameslink services.

Bus stop for numerous routes outside of property.

DESCRIPTION

The subject property currently comprises a mid-terraced double retail unit with good sized ground floor areas to the front of the property with basement storage, together with office and further storage accommodation arranged over ground and first floors.

The retail area is vacant offering the potential for a large single occupier or sub-division to create smaller units.

No.444 (Front)	
Ground (GIA)	826 sq. ft. (76.70 sq. m.)
Basement (GIA)	372 sq. ft. (34.53 sq. m.)
Sub Total	1,197 sq. ft. (111.23 sq. m.)

No.446 (Front)	
Ground (GIA)	836 sq. ft. (77.70 sq. m.)
Basement (GIA)	377 sq. ft. (35.02 sq. m.)
Sub Total	1,213 sq. ft. (112.72 sq. m.)

TOTAL 2,410 sq. ft. (223.95 sq. m.)

The rear area offers redevelopment potential. See planning section for more details.

PLANNING

Planning granted for Demolition of existing ground floor rear additions and erection of a two storey ground floor rear extensions to provide 2x 1-bed and 2x 3-bed residential units together with the provision of shared amenity space, cycle and recycle storage. (Application number 25/01233/FUL refers).

In addition to the accommodation schedule, this development will provide for 8 bike parking spaces and 2 x 660 litre bin storage to be shared between the flats.

Each flat and room within meet or exceed the minimum requirements set in the London Housing Design Guide. Also, each flat has its own garden. Flat A & D have balconies. This amenity space is also in excess of the minimum requirements.

ACCOMMODATION

FLAT A – 3 bed, 4 people	1,039 sq. ft. (96.50 sq. m.)
FLAT B – 1 bed, 1 person	469 sq. ft. (43.60 sq. m.)
FLAT C – 1 bed, 1 person	463 sq. ft. (43.00 sq. m.)
FLAT D – 3 bed, 4 people	830 sq. ft. (77.10 sq. m.)
Total Amenity space	789 sq. ft. (73.30 sq. m.)

TOTAL 3,590 sq. ft. (333.50 sq. m.)

AMENITIES

- Easy access to A23
- Planning already granted
- Good letting location
- Ideal development / investment opportunity
- Good public transport links

PRICE

£1,100,000 for the freehold interest with vacant possession of the commercial space, and subject to various leases on upper floor flats.

TENANCIES

444 Streatham High Road

Flat A – studio flat	– expires 20/05/2118
Flat B – 2 bedroom flat	– expires 24/12/2081
Flat C – 3 bedroom flat	– expires 24/12/2171

446 Streatham High Road

Flat A – 2 bedroom flat	– TBA
Flat B – studio flat	– expires 23/06/2144
Flat C – 1 bedroom flat	– expires 23/06/2144
Flat D – studio flat	– TBA

VAT

The property is not elected for VAT.

USE

Class E (Commercial, business and service uses).

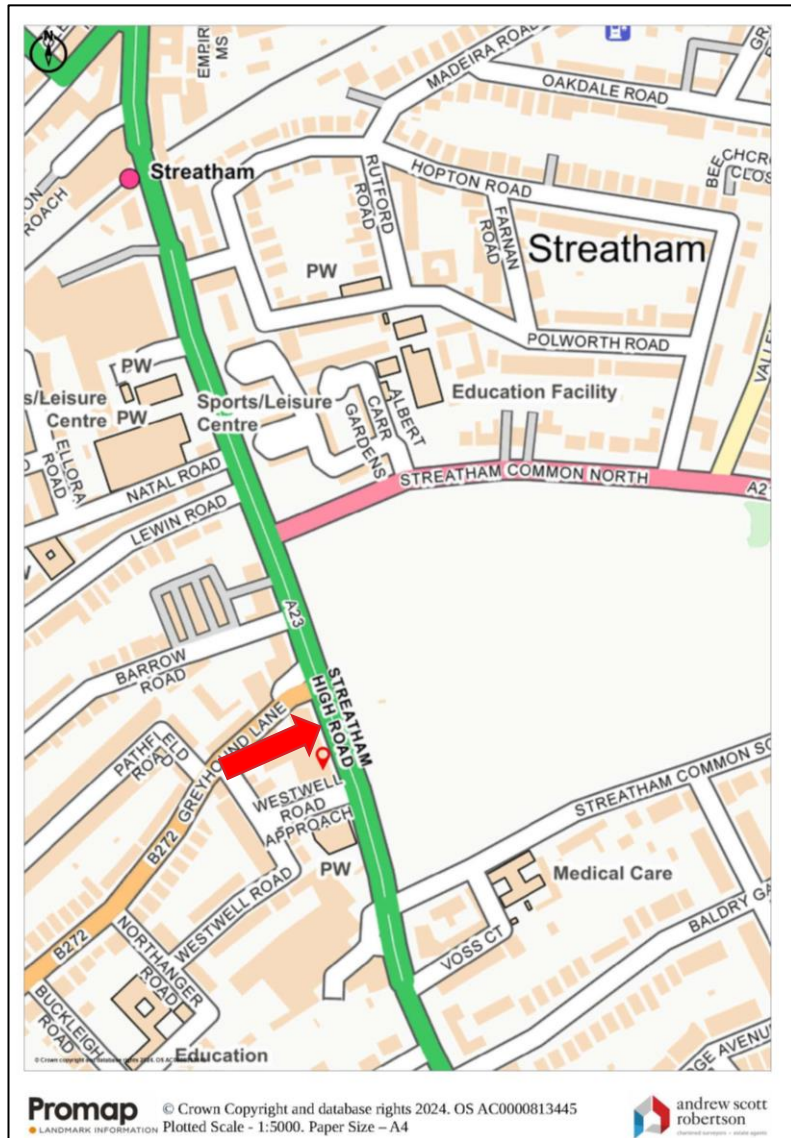
RATES

2026 List Rateable Value: £38,000
UBR 2026/2027 - 38.2p in the £
Interested parties should make their own enquiries with London Borough of Lambeth.
Source: VOA website.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

LOCATION MAP



EPC

Energy performance certificate (EPC)

444-446 Streatham High Road LONDON SW16 3PX	Energy rating D	Valid until: 28 March 2034
		Certificate number: 0272-0209-6304-9212-0314

Property type: Retail/Financial and Professional Services
 Total floor area: 535 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

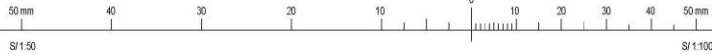
Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.
 The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0	A+	Net zero CO2
0-25	A	
26-50	B	
51-75	C	
76-100	D	94 D
101-125	E	
126-150	F	
Over 150	G	

Rating: Band D (94).
 Expires: 28 March 2034.



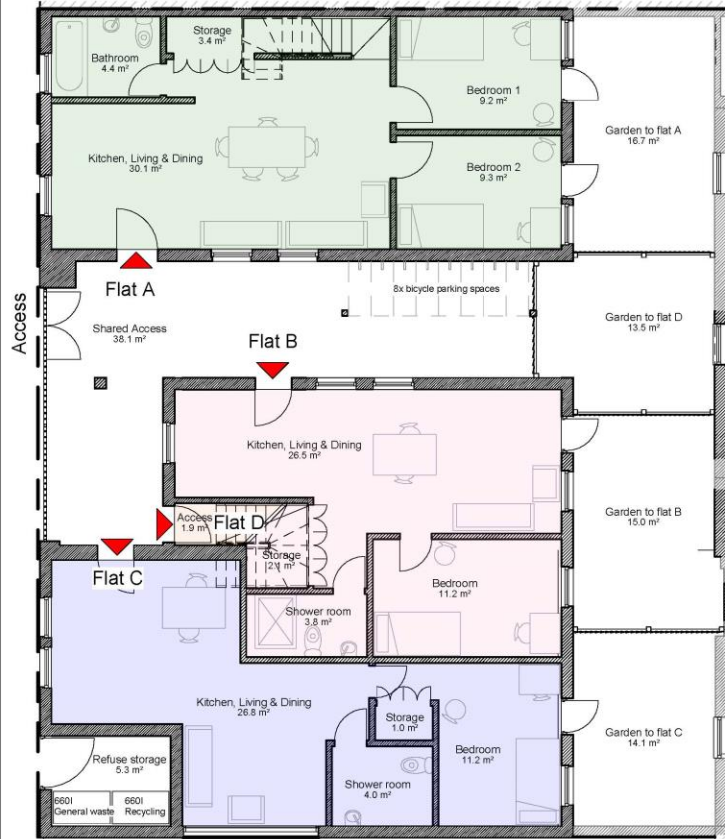
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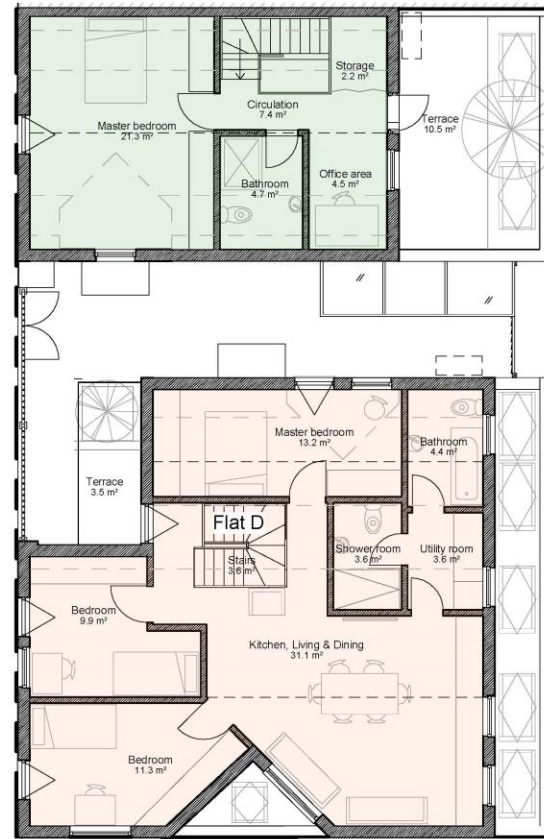
Schedule of accommodations

P 11

Net Internal Areas



Proposed Ground Floor Plan



Proposed First Floor Plan

Each flat and rooms within meet or exceed the minimum requirements set in the London Housing Design Guide.

The scheme provides four flats:
2x. 1 bedroom (1 person)
2x. 3 bedroom (4 people)

Flat requirements: 1 bedroom (1 person)

Net Internal Area: (Minimum requirement: 33.5 m²)
Amenity: (Minimum requirement: 4 m²)

Flat requirements: 3 bedroom (4 people)

Net Internal Area: (Minimum requirement: 74 m² x 1-level flat, 87 m² x 2-storey house)
Amenity: (Minimum requirement: 8 m²)

FLAT A: 3 bedroom (4 people) 2-storey house

Net Internal Area: 96.5 m²
Amenity: 27.2 m²

FLAT B: 1 bedroom (1 person)

Net Internal Area: 43.6 m²
Amenity: 15 m²

FLAT C: 1 bedroom (1 person)

Net Internal Area: 43 m²
Amenity: 14.1 m²

FLAT D: 3 bedroom (4 people) 1-level flat

Net Internal Area: 77.15 m²
(access and stairs not included in the calculation)
Amenity: 13.5 m²

Shared access:


38.1 sqm of shared access,
greenery as per garden design

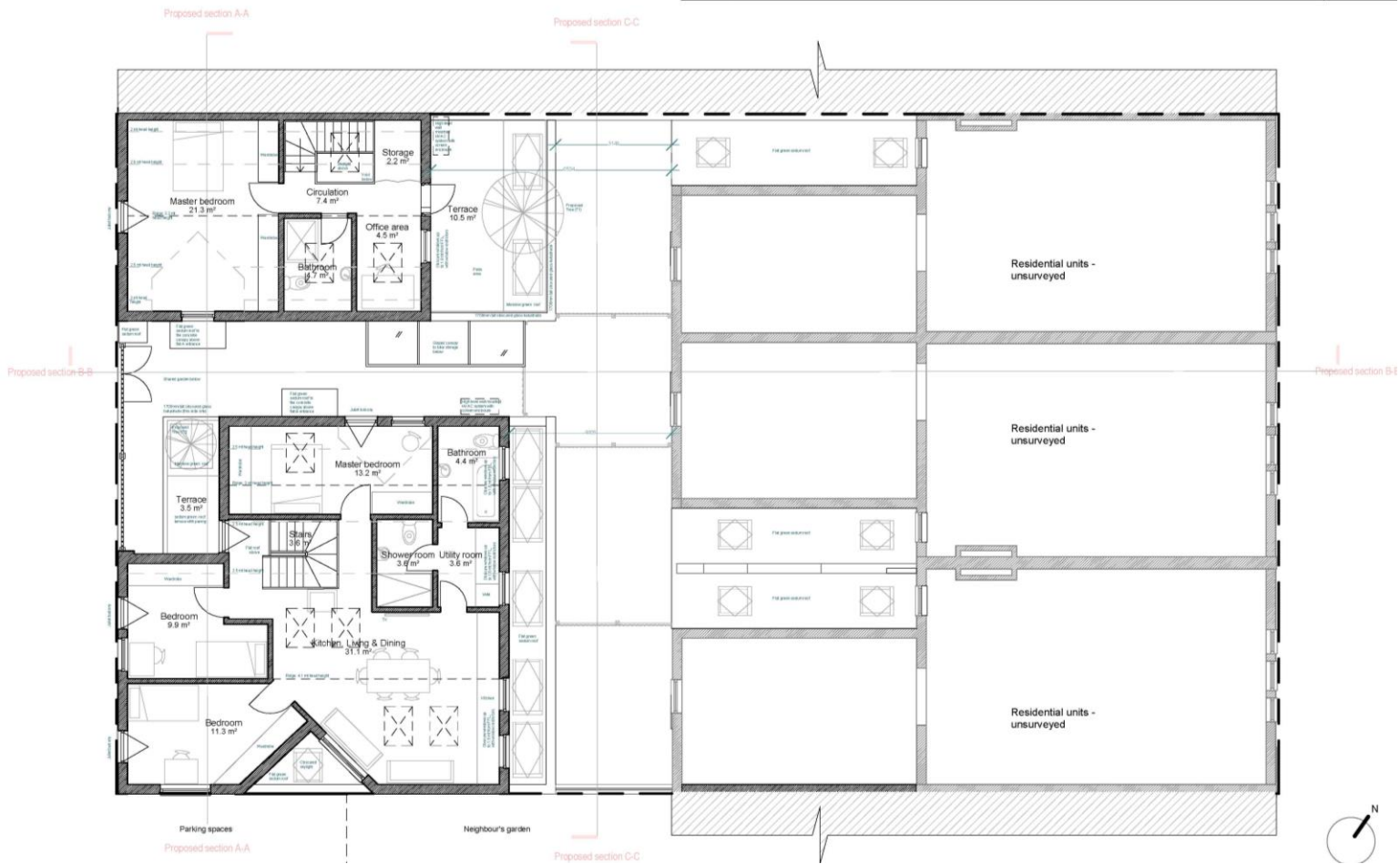
Bike Storage:

8x bike parking spaces

Bins Storage:

2x 660 liters, shared between the flats

CLIENT Mediworld Limited	LEAD DESIGNER Samael Coco (Architect, ARB)	DRAWING NO. P 11	REVISION A	© Copyright 2025 • All dimensions in mm unless noted otherwise. • All dimensions and levels to be checked on site. Their accuracy cannot be guaranteed and therefore cannot be used for fabrication, manufacture or construction. • Contractor to verify and to be responsible for all requirements and restrictions due to local rules. Contractor to report if there is any discrepancy in the drawings in time to specify alternatives. • This drawing is to be read together with all other relevant drawings. • Do not scale from this drawing.
PROJECT ADDRESS 442-446 Streatham High road	DRAWING TITLE: Schedule of accommodations	SCALE 1 : 100	SIZE A3	
DRAWING PURPOSE: For planning	DRAWING STATUS: Proposed Drawings	PROJECT 442-446	ISSUED 08/04/2025	
				



Strictly by appointment via Sole Selling Agent:

Andrew Scott Robertson Commercial

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