



**SIDE PLOT, 32 OAKLEIGH WAY, MITCHAM,
LONDON, CR4 1AL**

Guide Price £235,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

A freehold parcel of land originally used as gardens for no 32 Oakleigh Way and now being sold with the benefit of planning permission to build 2 x brand new apartments for private sale

The property is located just 0.4 miles to Eastfields BR Station and is less than a mile from Streatham Common Station

Data room available with building regs info, searches and plans
access code: oak1

Proposed Accommodation

Flat 1: (42 Sqm) Ground floor, open plan lounge / kitchen, double bedroom with en suite and private rear garden

Flat 2: (80.1 Sqm) Ground floor entrance hall with kitchen / dining room, First floor lounge, bedroom, bathroom and walk in wardrobe, Second floor large bedroom

Terms

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CIL Estimate: £27,000

GDV Estimate: £750,000 +

Viewing

The property is occupied and viewings are strictly by appointment only
Contact Christopher St James 020 8545 0591



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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