



CGI OF THE PROPOSED DEVELOPMENT

CENTRAL GARAGE, VOSS COURT,

LONDON, SW16 3BS

A FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY
FOR SALE WITH PLANNING
PERMISSION FOR 9 PRIVATE
RESIDENTIAL APARTMENTS IN
A HIGHLY DESIRABLE PART OF
SOUTH WEST LONDON

VANDERMOLLEN
REAL ESTATE

A residential development opportunity
for sale located on Voss Court,
Streatham Common, SW16 3BS

Planning permission has been granted for the demolition of the existing buildings and the erection of a 3-storey building comprising 9 private residential apartments (2 x 1 bed, 4 x 2 bed, 3 x 3 bed).

The proposed scheme will offer a total residential net saleable area of 627 sqm (6,749 sqft).

The site is currently occupied by a garage and a two-storey mixed use building comprising of a garage on the ground floor and a residential unit on the first floor.



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LOCATION

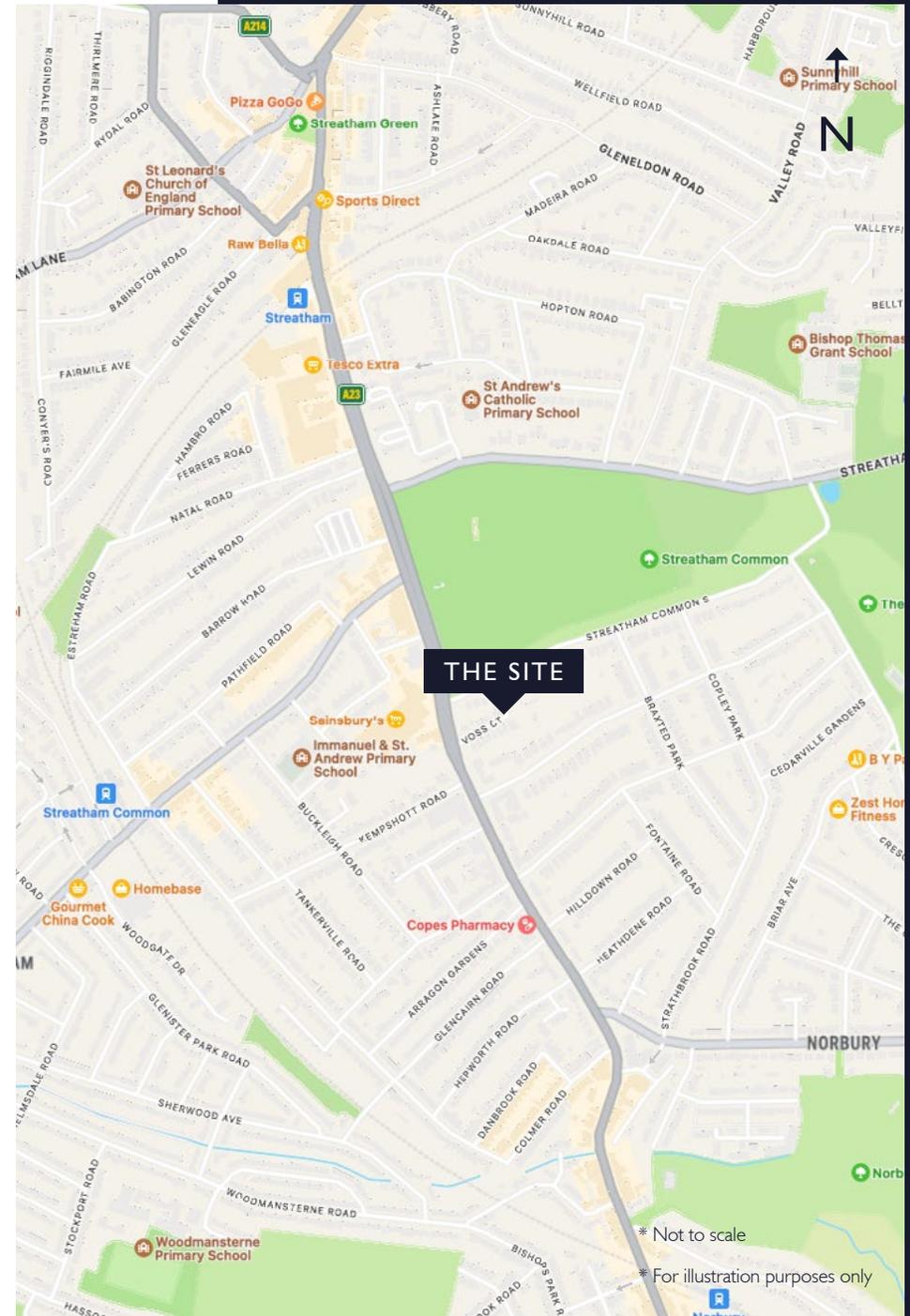
The site is located on Voss Court, Streatham Common within the London Borough of Lambeth.

The site lies South of Streatham and is situated within the Streatham Common Conservation Area. Voss Court is predominantly a residential street that runs adjacent to both Streatham High Road and Streatham Common South.

Voss Court has a very strong PTAL rating of 5 and therefore, is very well located to a number of transport links. Streatham Railway Station is situated approximately 800 metres (0.5 miles) North of the site and provides direct access into London Blackfriars (21 minutes), Farringdon (25 minutes), and London St Pancras International (30 minutes) via the Thameslink service (Source: CityMapper). Streatham Common Railway Station is also located 800 metres (0.5 miles) West and provides direct access into London Victoria (14 minutes) and London Bridge (31 minutes) via the Southern Rail line. There are also several operational bus routes located along Streatham High Road which provide easy access into areas such as Battersea, Brixton and Croydon.

The sites position just off the Southern end of Streatham High Road means it benefits from being within close proximity to an abundance of local amenities, these include a wide variety of supermarkets, shops, restaurants, and gyms such as Sainsbury's, Tesco Extra, and The Gym Group. A number of large open green spaces can be found nearby the property including Streatham Common, Tooting Commons, and Norbury Park.

Voss Court provides accessibility to a number of great local schools including Immanuel and St Andrew Church of England Primary School and Bishop Thomas Grant Catholic Secondary School which both have an 'Outstanding' rating by Ofsted and are considered within the top schools in South London. Streatham Ice and Leisure Centre is also only 600 metres (0.4 miles) North of the site and provides an abundance of leisure activities such as an Olympic sized ice skating rink, two swimming pools, a state-of-the-art gym and a multiple fitness studios.



THE EXISTING SITE



EXISTING SITE



EXISTING SITE



EXISTING SITE



EXISTING SITE

PLANNING

The existing site extends to 0.13 hectares (0.033 acres) and currently comprises of a single storey garage and a two-storey mixed use building measuring 282 sqm (3,035 sqft) GIA.

The site benefits from planning permission obtained from Lambeth Council (Ref: PP: 20/04101/FUL) on 24th December 2021 for the “demolition of the existing building comprising of a MOT use (B2 use class) to facilitate the construction of a 3-storey building to provide 9 residential dwellings, with associated cycle parking.”

The proposed scheme comprises 9 private residential units (2 x 1 bed, 4 x 2 bed, 3 x 3 bed) arranged over three floors and offers 627 sqm (6,749 sqft) of net saleable space in total. 7 of the units also benefit from private external amenity space. The scheme is a car-free development, however, provides 16 cycle storage units on site.

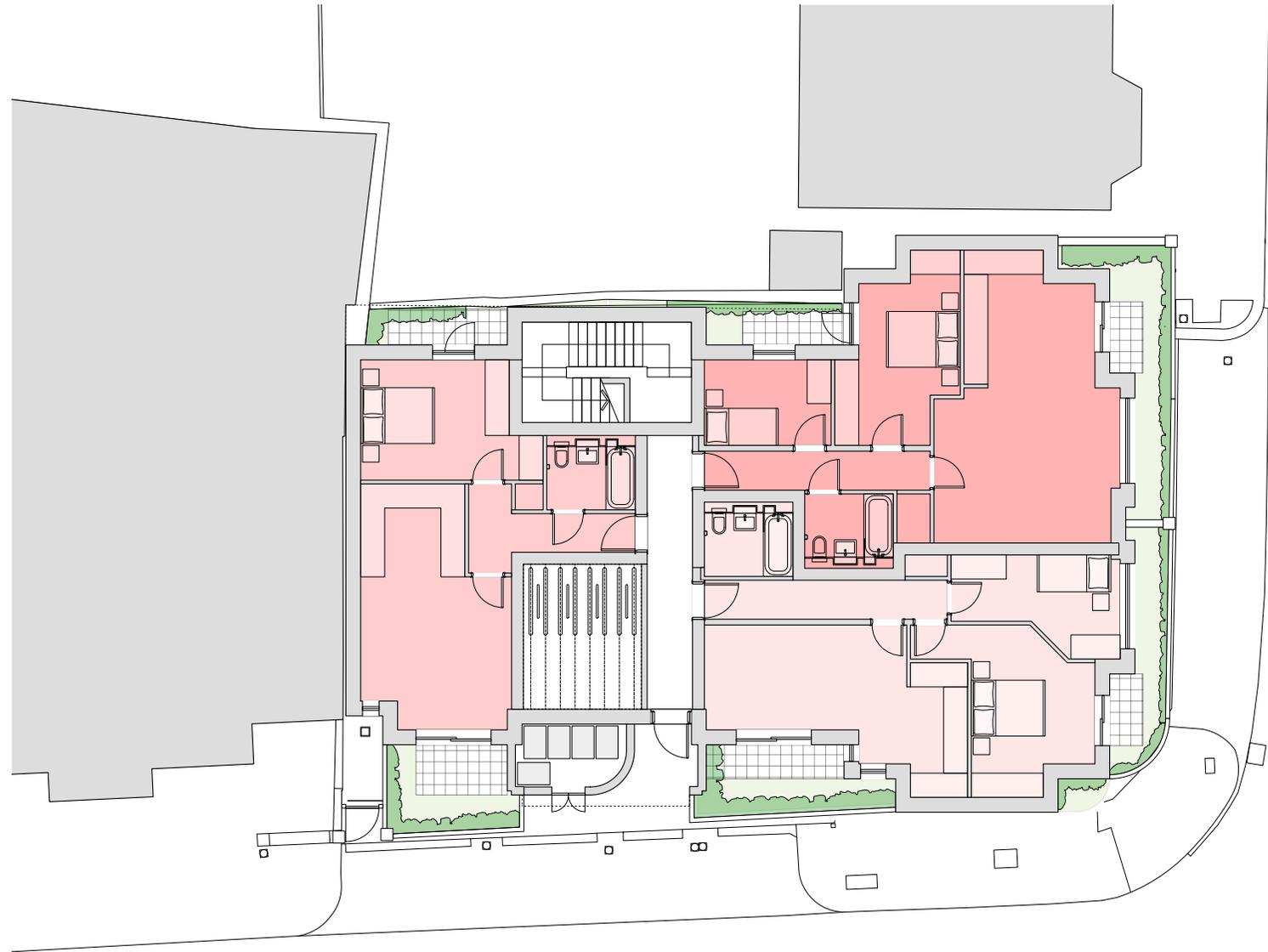
SCHEDULE OF ACCOMMODATION

Unit	Floor	Type	NIA Sqm	NIA Sqft
1	GF	1	50	538
2	GF	2	61	657
3	GF	2	66	710
4	1	1	53	570
5	1	2	61	657
6	1	2	61	657
7	2+3	3	98	1,055
8	2+3	3	86	926
9	2+3	3	91	980
			627	6,749

THE SITE



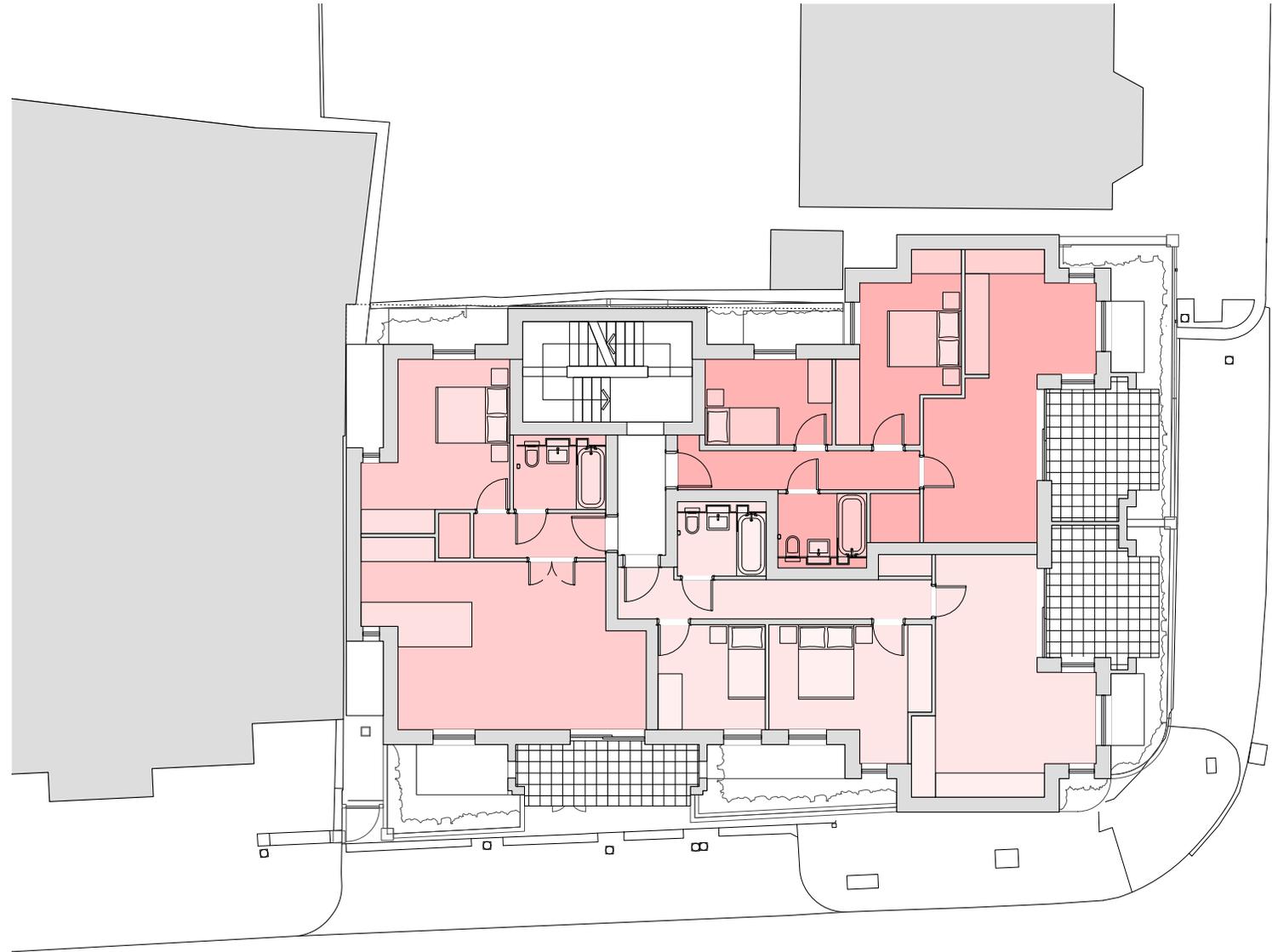
PROPOSED GROUND FLOOR PLAN



* Not to scale

* For illustration purposes only

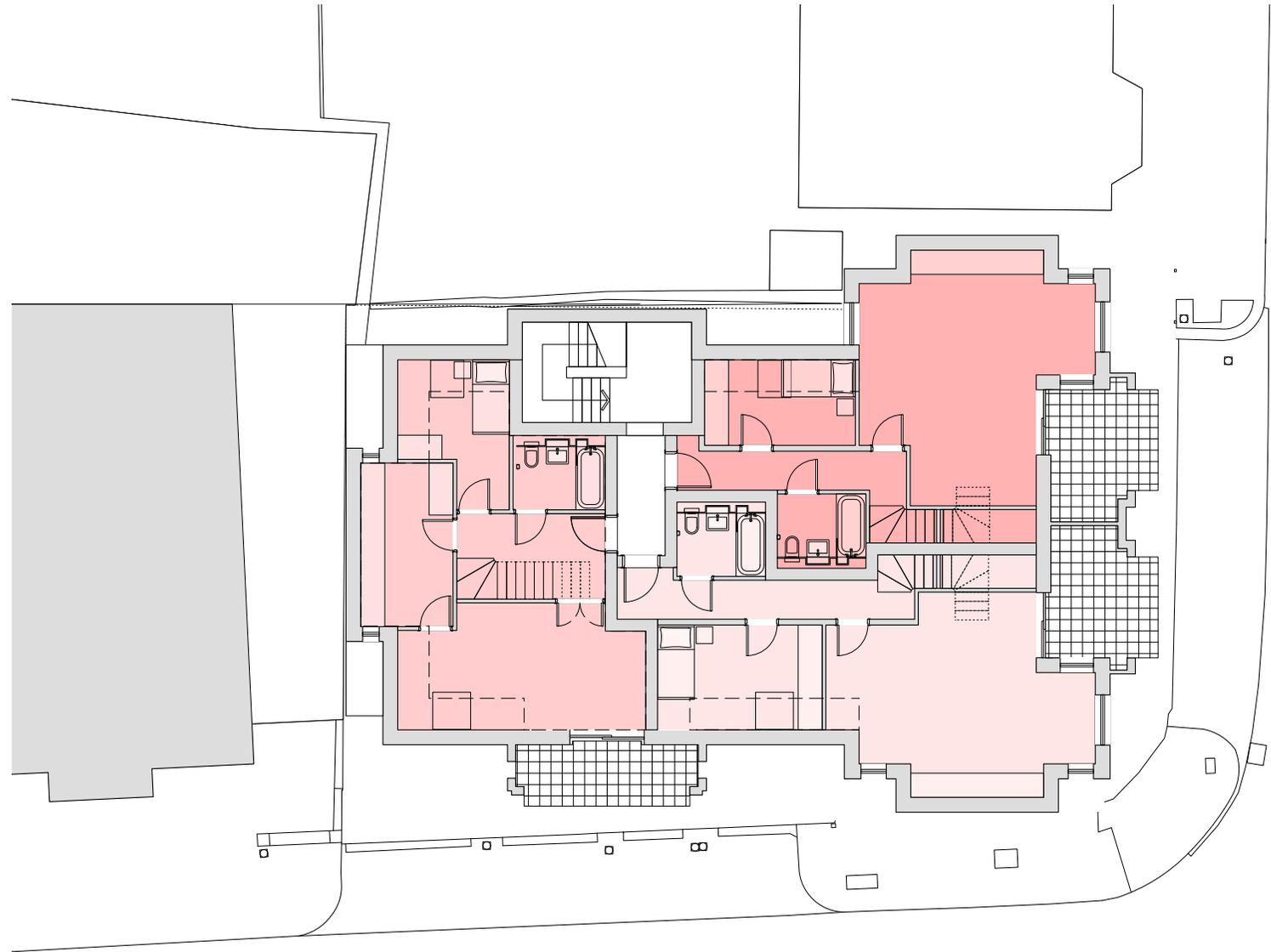
PROPOSED FIRST FLOOR PLAN



* Not to scale

* For illustration purposes only

PROPOSED SECOND FLOOR PLAN



* Not to scale

* For illustration purposes only

PROPOSED THIRD FLOOR PLAN



* Not to scale

* For illustration purposes only

PROPOSED NORTH ELEVATION



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* Not to scale

* For illustration purposes only

PROPOSED SOUTH ELEVATION



* Not to scale

* For illustration purposes only

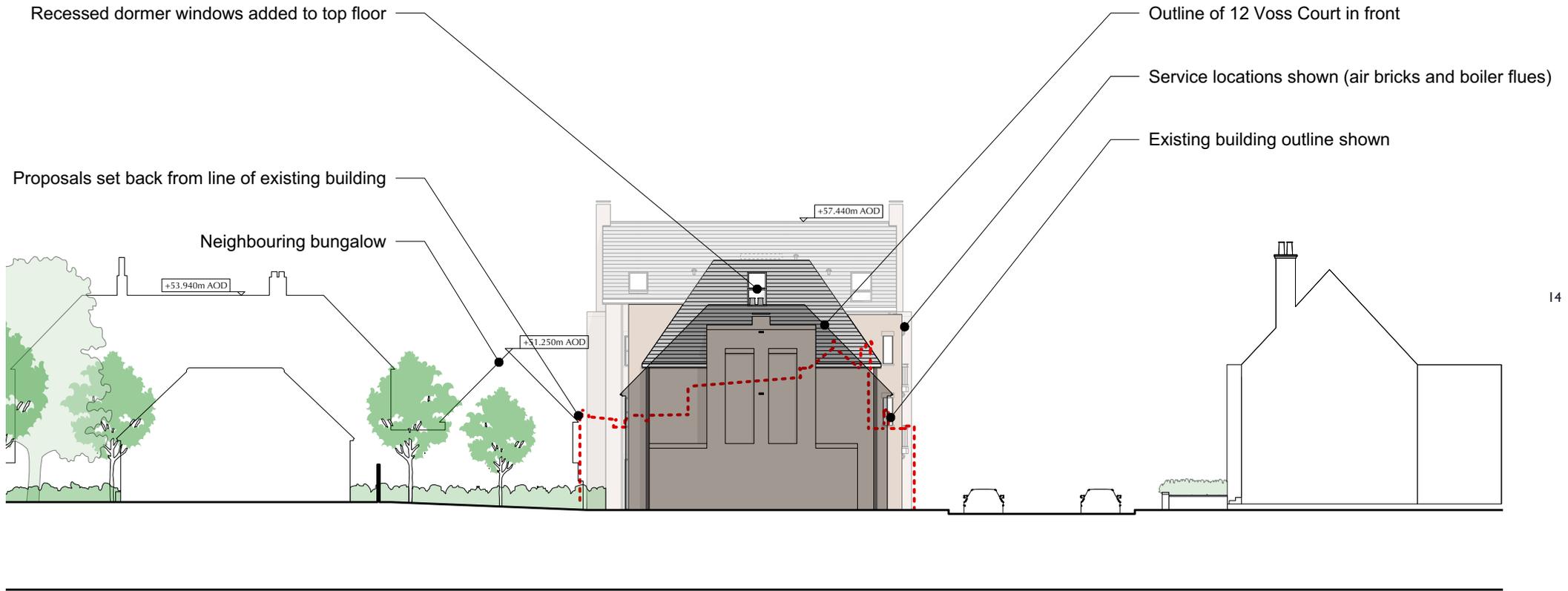
PROPOSED EAST ELEVATION



* Not to scale

* For illustration purposes only

PROPOSED WEST ELEVATION



* Not to scale

* For illustration purposes only



CONTACT

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TENURE

The site is being sold freehold.

METHOD OF SALE

This property will be sold by way of informal tender (unless sold prior).

SECTION 106

£23,625

CIL

To be confirmed

VIEWINGS

Viewing are strictly by appointment only, please contact the sole selling agents to arrange an inspection if required.

GUIDE PRICE

Offers in excess of £1,750,000 subject to contract.

FURTHER INFORMATION

Further plans and information are available by [clicking here](#)



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The Misrepresentation Act 1967.

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