

St Andrews Church Hall
Guildersfield Road
Streatham Vale
SW16

Winkworth

Development & Commercial Investment

RARE FREEHOLD CONVERSION OPPORTUNITY



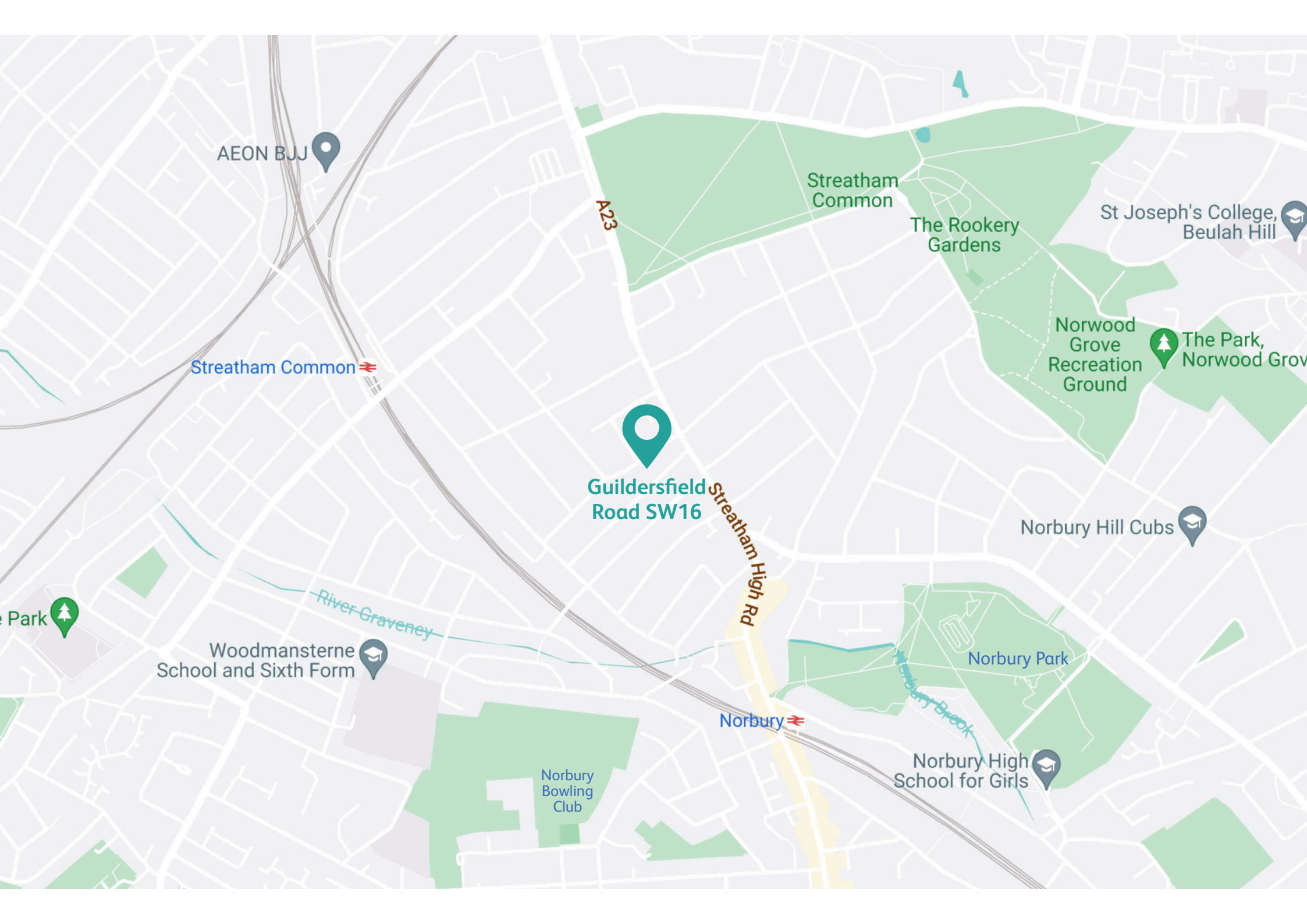
For Sale – Unique Grade II Listed former Church hall with Significant Investment Potential



Executive Summary

An exceptionally rare opportunity to acquire a significant Freehold building in a leafy residential suburb a moment from Streatham Common.

- Significant Potential to explore conversion to multiple residential units (Use Class C3).
- The existing property comprises a single freehold tenure (Use Class E). The combined 2 storey building measures approximately 6,000 sq.ft / 558 sq.m (TBC).
- The Property is currently used as a GP Surgery that will be relocating.
- Vacant Possession on completion of the legal formalities.
- Particularly low capital value at just c. £333/sq.ft (TBC).
- Offers are invited for the Freehold interest by private treaty in accordance with the Guide Price issued.



AEON BJJ



Streatham Common

A23

The Rookery Gardens

St Joseph's College, Beulah Hill



Streatham Common



Norwood Grove Recreation Ground



The Park, Norwood Grove

Guildersfield Road SW16



Streatham High Rd

Norbury Hill Cubs



e Park



River Graveney

Woodmansterne School and Sixth Form



Norbury Park

Norbury



Norbury High School for Girls



Norbury Bowling Club

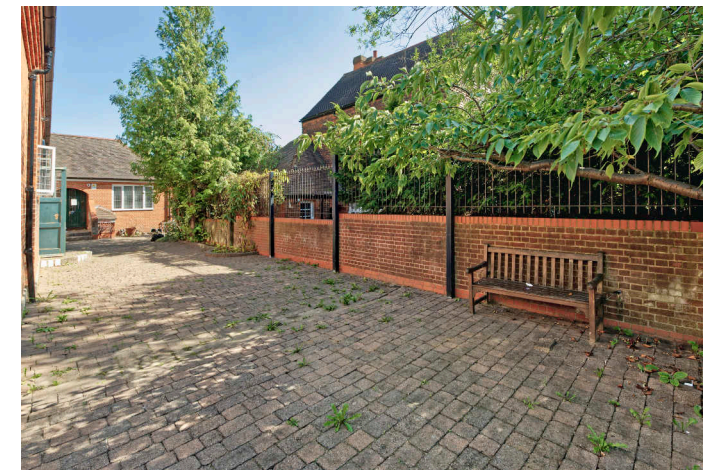
THE PROPERTY

St Andrews Church Hall was Designed by Sir Ernest George and Alfred Yeates in 1898 as an ancillary space to the Former St Andrews Church in Streatham which was demolished in 1992 following a fire. In recent years the property has been home to the Streatham Common GP practice, which, following a number of years at the location, will be relocating.

The property was extended and converted in 1995 to provide accommodation for a medical practice. The conversion included an extension to the rear and subdivisions and remodification of the church hall layout into surgery rooms and facilities. Exterior and interior historical features were retained, including the dormer, casement windows and the exposed timber roof trusses.

The Grade II listed building consists of a main building (in excess of 6, 000 sq.ft / 558 sq.m) that has been superbly designed and carefully maintained throughout the practices tenure. We estimate the plot size to be 625 sq.m (0.154 acres) including a delightful, paved terrace to the south-side of the main building.

The premises is laid out over Basement, Ground & Mezzanine levels with several partitions in place to create private consultation & office rooms in addition to a large reception area at the entrance to the premises with significant ceilings height up to the pitched roof.



THE OPPORTUNITY

The Former Church Hall will be provided with full vacant possession on completion of legal formalities. The immediate surrounding of the property is in a largely residential location with several high quality houses and flats being in the vicinity. The area has seen a significant uplift in levels of investment due to its numerous schools from Primary to Secondary alongside several nurseries that have strong appeal to young families looking to maintain a strong connection to London.

Given the Grade II listed status of the building, a sympathetic conversion from Use Class E to Use Class C3 (STPP) could provide some of the most desirable residential accommodation in the area on a £/sq.ft basis. The private outdoor courtyard could further enhance the potential of this offering providing a truly unique opportunity that will be highly desired.

THE LOCATION

Guildersfield Road is set amongst a series of Roads in Streatham Common that have had a significant increase in their desirability over the past 20 years. The area is continuing to see significant levels of investment intending to upgrade the existing accommodation to match the demographic changes. Furthermore, there have been multiple developments that have provided strong results for developers including Quilter House.

The subject property is a moment from Streatham High Road and its high level of amenities including an Access Self Storage, Sainsburys, Timpson's & Tesco Extra. Transport to the City of London & the West End takes less than 40 minutes. In addition there are numerous bus routes to the City and around South-East & South-West London.



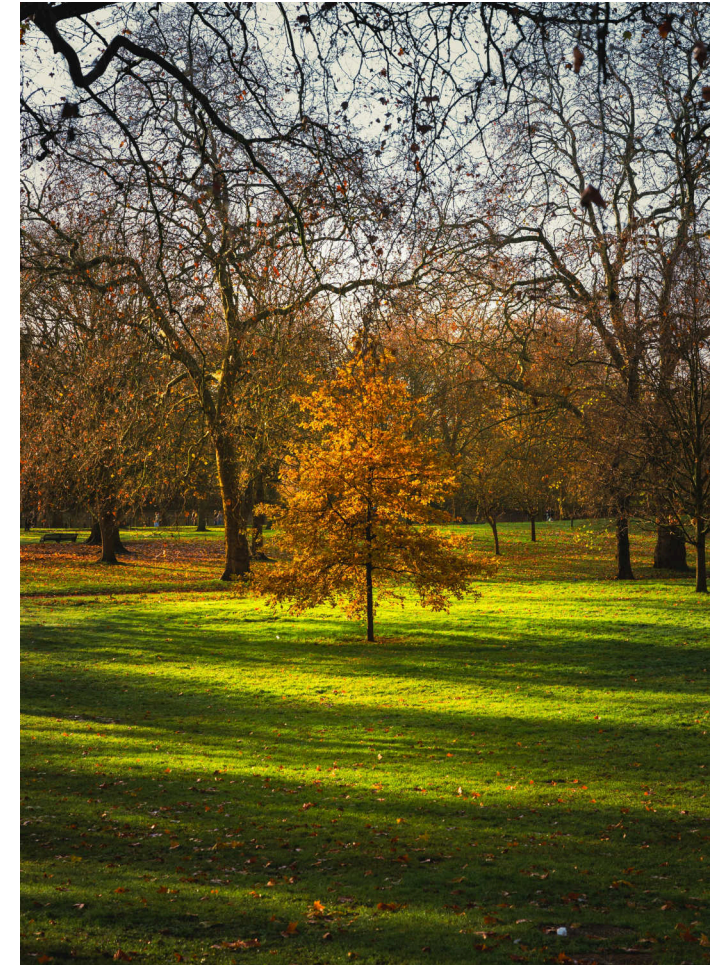
Transport Links 

Streatham Common station

Southern Railway Zone: 3

Norbury station

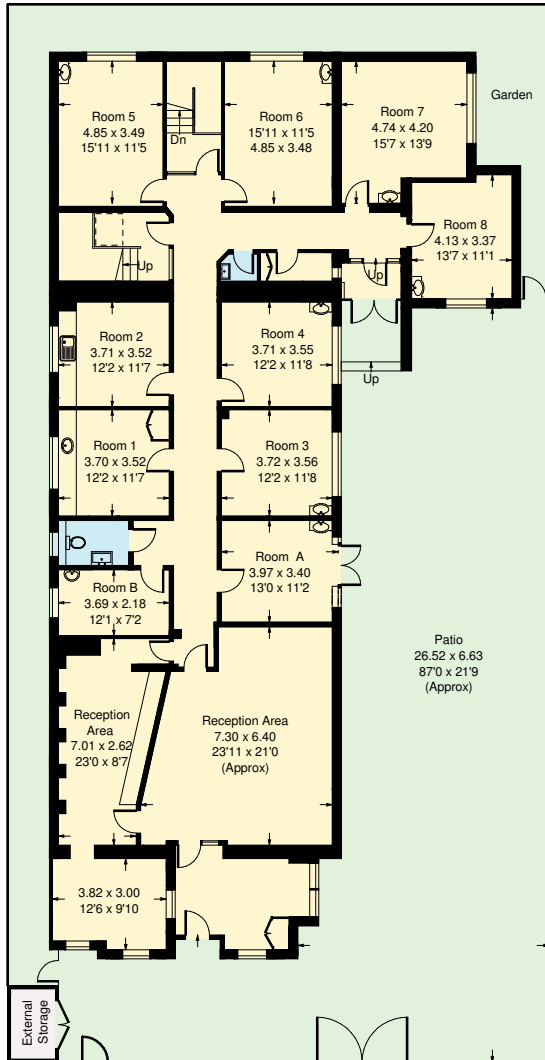
Southern Railway Zone: 3



Approx. Gross Internal Area = 559.1 sq m / 6018 sq ft
(Excluding Void)



- - - = Reduced headroom
below 1.5 m / 5'0"

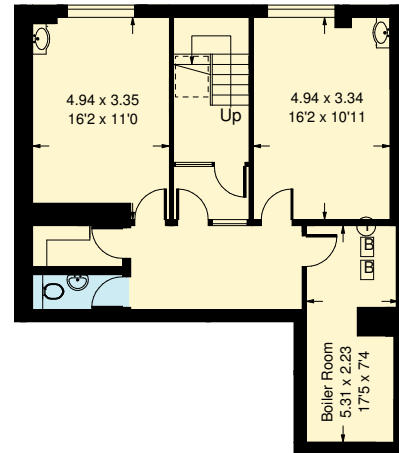


Ground Floor

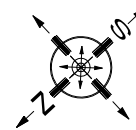
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

St. Andrews Church, SW16

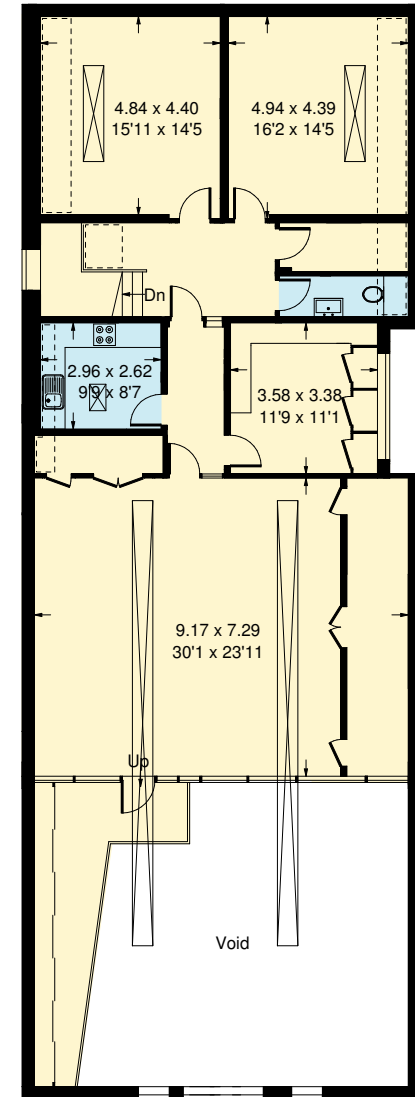
Approx. Gross Internal Area
559.1 sq m / 6018 sq ft
(Excluding Void)



Lower Ground Floor



- - - = Reduced headroom
below 1.5 m / 5'0"



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

LEGAL TITLE & TENURE

The Freehold Title is as follows:-

St Andrews Church Hall (Title Number: TGL104055)

This will be sold with full vacant possession on completion of the legal formalities.

SERVICES

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

AML

The purchaser will be required to provide the necessary information to satisfy AML requirements.

VIEWINGS

The property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

EPC

To be confirmed.

VAT

To be confirmed.

METHOD OF SALE

The Property is For Sale by Private Treaty at a 'GUIDE PRICE': £2,000,000



Contact Us Details

Winkworth

Development & Commercial Investment

FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole selling agents:

Winkworth Development & Commercial Investment

Adam Stackhouse

Development & Investment

+44 7889 510036

+44 20 7355 0285

astackhouse@winkworth.co.uk

Chris Ryan

Development & Investment

+44 7867 413278

+44 20 7355 0285

cryan@winkworth.co.uk

Tom Lewin

Development & Investment

+44 7783 250337

+44 20 7355 0285

tlewin@winkworth.co.uk

Winkworth Streatham

Charles Mitchell MNAEA

Director

+44 20 8769 6699

cmitchell@mwwinkworth.co.uk

46-50 Streatham Hill, London SW2 4RD

Winkworth Developments & Commercial Investments

Head Office: 13 Charles II Street, St James's, London SW1Y 4QU

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.