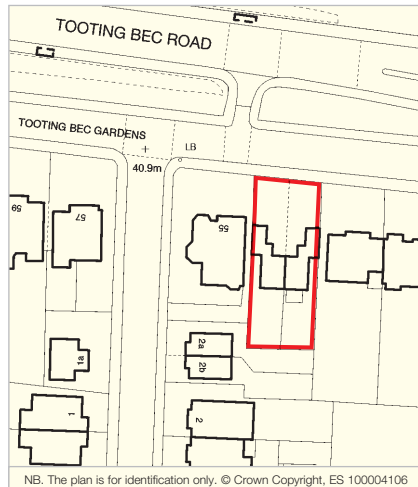


## London SW16

### 51-53 Tooting Bec Gardens, Tooting SW16 1RF

- A Freehold Site Extending to Approximately 0.055 Hectares (0.136 Acres)
- Currently occupied by Two Semi-Detached Buildings
- Planning Permission for the Demolition of Existing Buildings and Erection of a Five Storey Building arranged as 8 Flats (2 x Three Bedroom, 5 x Two Bedroom, 1 x One Bedroom)
- Well located opposite Tooting Bec Common

### Vacant Possession



#### Seller's Solicitor

Messrs Colemans CTTS  
(Ref: Mr Steven Lewis).  
Tel: 0208 296 9966.  
Email: steven.lewis@colemans-ctts.co.uk

**VACANT – Two Freehold Buildings**



#### Tenure

Freehold.

#### Location

The property is located on Tooting Bec Gardens, which runs off Tooting Bec Road and overlooks Tooting Bec Common. Streatham Rail Station is within walking distance to the south and provides a regular and direct service to Central London. The open spaces of Tooting Bec Common are adjacent and Tooting Bec Lido is close by. Local amenities are available along the length of Streatham High Road and the further amenities of both Brixton and Balham are accessible. The A23 affords access to the M23 and M25 Motorways to the south and the A205 (South Circular Road) is to the north.

#### Description

The property comprises two semi-detached houses which occupy a broadly rectangular site.  
The site extends to approximately 0.055 hectares (0.136 acres).

#### Accommodation

Site Area Approximately 0.055 Hectares (0.136 Acres)

#### Planning

Local Planning Authority: Lambeth Council.  
(Application number 15/02576/FUL) Planning permission was granted on 6th July 2015 for "demolition of the existing buildings and the erection of a five storey building (including basement) to provide 8 self-contained flats (1 x one bedroom, 5 x two bedroom and 2 x three bedroom) with terraces on the basement, ground, first and second floors. Plans and planning permission documents are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



