

For Sale – Airspace
Development
Opportunity



73-79 Knollys Road, London, SW16 2JN



New Homes



Land
Agency



Commercial
Agency



Chartered
Surveyors

All Enquiries:
Jack Tucker
Development Consultant
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0208 702 9999



Executive Summary

Airspace development opportunity to create two units in Tulse Hill

- **Guide price - £475,000**
- GDV – c. £1,300,000
- Existing building comprised of 19 residential units.
- Full planning consent for the addition of one storey to create 2 x 2-bedroom units with double balconies.
- Each unit has a GIA of 79.3 Sqm (1,707 Sqft)
- Confirmed CIL Liability of £54,363.32 from Lambeth.
- Existing building was erected with the additional storey in mind therefore no structural alterations required.



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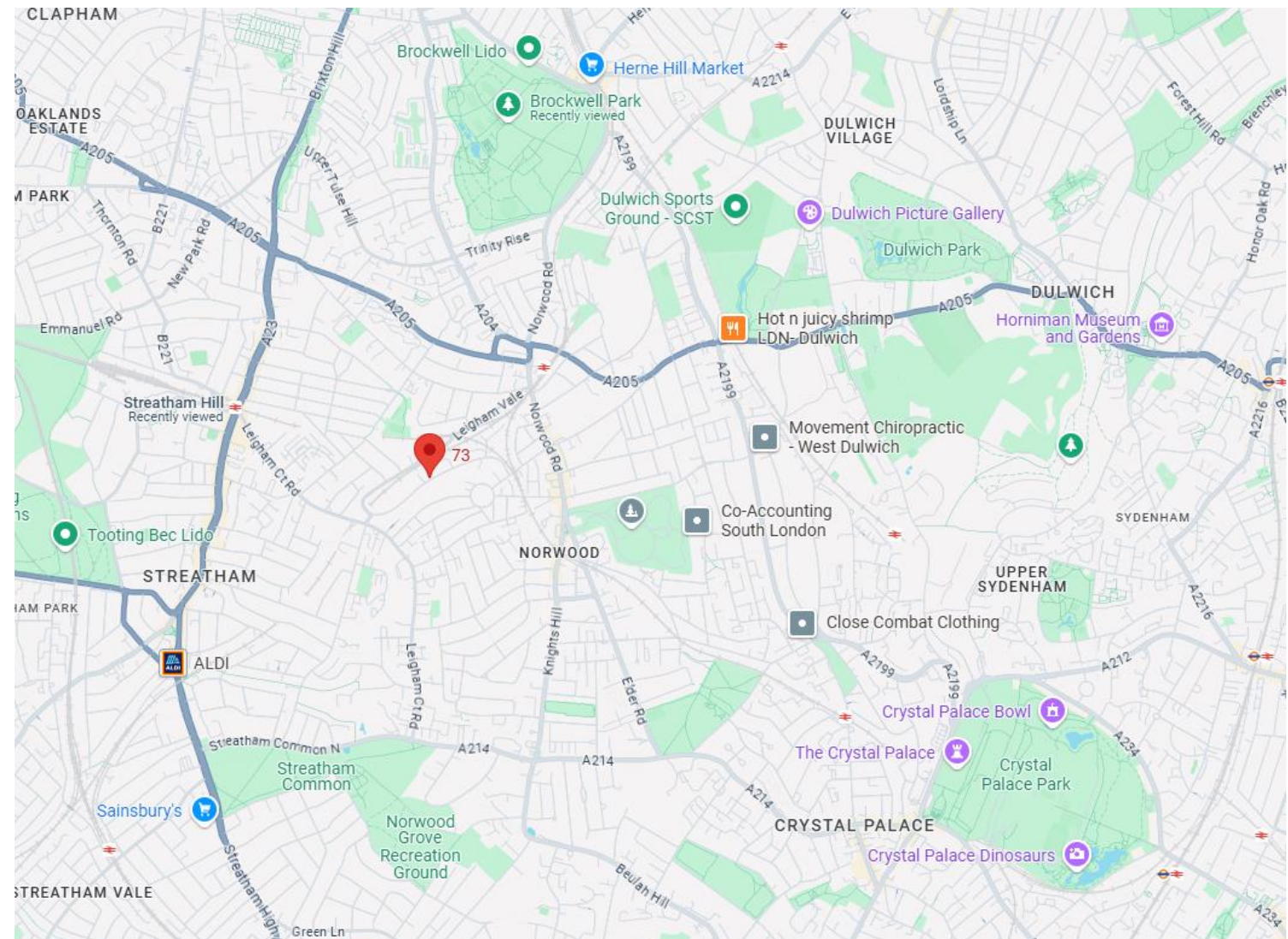
Location

Knollys Road sits on the border of Streatham Hill and West Norwood, just southwest of Tulse Hill – approximately 0.7 miles from Tulse Hill railway station and West Norwood station.

Rail services from Tulse Hill connect you into the City (London Bridge / Blackfriars) and north via Thameslink. West Norwood offers fast routes to Victoria and Crystal Palace.

Buses link to Brixton, Streatham, Dulwich and further.

The surrounding area offers plenty of cafés, takeaways, and pubs both in Tulse Hill & West Norwood.



Key Distances

Tulse Hill Station	0.7 Miles
West Norwood Station	0.7 Miles
Streatham Hill Station	0.8 Miles
Brockwell Park	1.2 Miles



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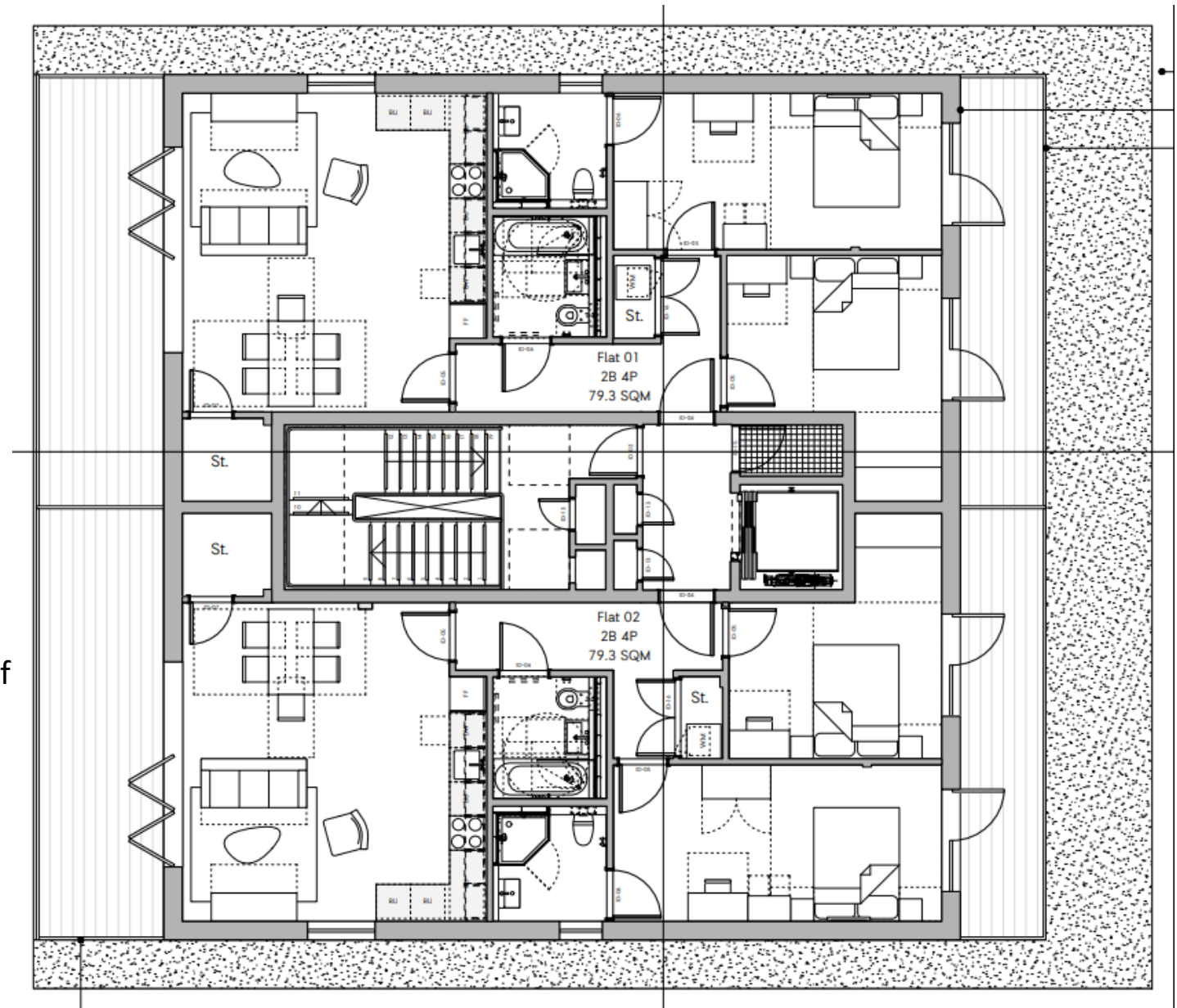
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Proposed Accommodation Schedule

Unit	Floor	Bedroom	Amenity	Sqm / Sqft
1	Fourth	2B4P	2 x Balcony	79.3 / 854
2	Fourth	2B4P	2 x Balcony	79.3 / 854



Planning

Planning has been granted for “Erection of 2 x 2-bed units on roof of existing building, with provision for private amenity space, car and cycle parking, and refuse and recycling storage.

Proposed GIA is 79.3 Sqm (1,707 Sqft).

CIL Liability has been confirmed at £54,363.32.

Each unit has 2 x balconies with panoramic views.



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Existing Building

The existing building on site is comprised of 19 residential units. The building has been designed with the addition of the proposed floor in mind therefore all utilities, lift shaft, foundations and supporting structure have been futureproofed for this.

Planning Application

Full planning application can be viewed on Lambeth Planning Portal with reference **21/00343/FUL**.

Price

Guide price - £475,000

Method of Sale

The Property is being offered for sale via Informal Tender.

All offers should be submitted in writing along with proof of funds and details of any previous schemes. Bid deadline to be decided.

Information Pack

Please contact either Jack@pedderproperty.com or Stuart@pedderproperty.com for a link to all the documents, our GDV and comparable evidence.



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