

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



41 Gilbey Road, London, SW17 0QQ

£900,000

An unusual proposition has come to the market. Originally laid out as two flats, the services are split and the property is still listed as two separate abodes at the land registry. The owner at some time, believed to be the early 1990's explained to the council that there was only one family living there as one home and had the council tax changed to that as one building.

The property has recently been refused planning permission to revert back to two flats. In my opinion planning should not have been applied for. There would be enough evidence to get a certificate of lawfulness. Although the property is offered in good overall condition the EPC is very low. The seller was going to install all electric heating but they are now of the opinion that they should just sell.

This property is in good condition but anyone requiring a mortgage should not apply to view. (I understand you have a brilliant mortgage broker) This property is not mortgageable. Cash purchasers only please. This building would make an ideal HMO, or could be converted into three or four flats.

Located close to St Georges university hospital and a very short walking distance from Tooting Broadway 24 hour Northern line tube. Local amenities include pubs, bars, two thriving indoor markets, and a large Marks and Spencers food hall to name just a few.

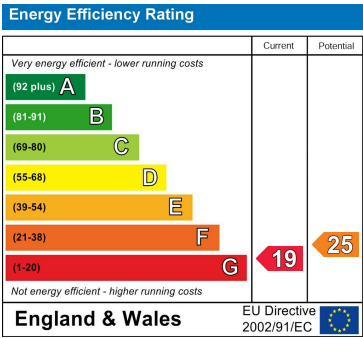
Floor Plan



Area Map



Energy Efficiency Graph



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