



**24 HIGH STREET
COLLIERS WOOD, LONDON SW19**

Offers in excess of £675,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

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DESCRIPTION

Mid terraced freehold property comprising ground floor commercial shop with outbuilding and private rear drive way, the upper part is a two bedroom flat over first floor with loft space beneath a pitched roof.

Commercial unit: Vacant

Two bed flat: Let on an AST producing £15,000 pa (currently periodic / tenant will stay or 2 month notice can be served for VP)

It is felt that subject to the necessary consents the property could be extended at ground and first floor to the rear and also additional space on top increasing the residential space considerably

The land to the rear may also offer scope for redevelopment



LOCATION

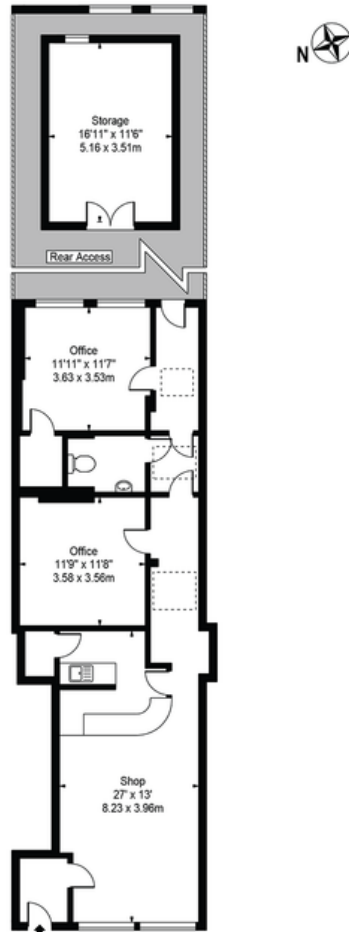
The property is situated along the A24 on the Wandsworth border of Colliers Wood

Colliers Wood is located in the London Borough of Merton, approximately 12.8 km (8 miles) south of Central London, 2 miles east of Wimbledon and approximately 2 miles south of Balham.

Colliers Wood is a densely populated south-west London suburb, popular with both City workers and families. Communications are excellent with Central London being within easy reach by London Underground (Colliers Wood, Northern Line), road (30 minutes) and over-ground rail with Tooting Railway Station 30 minutes to London Waterloo / London Kings Cross.

Colliers Wood has and continues to benefit from significant regeneration, which includes a new town square being generated to complement the redevelopment of Colliers Wood Tower to residential units.

High Street,
Colliers Wood, SW19 2AE
Approx. Gross Internal Area 902 Sq Ft - 83.80 Sq M
(Excluding Storage)
Approx. Gross Internal Area Of Storage 193 Sq Ft - 17.93 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

ACCOMMODATION

Ground floor is 83 Sq m (902 Sq ft) comprising reception / retail area, two consultation rooms and a bathroom.

Outbuilding 18 Sq m (193 Sq ft).

First floor is 76 Sq m (824 Sq ft) comprising reception room, two bedrooms, kitchen / diner & family bathroom.

Sizes are approximate

PLANNING

Our research shows no recent applications for the property, Interested parties must satisfy their own enquiries by contacting

Merton Council, Civic Centre, London Road, Morden SM4 5DX

Tel: 020 8545 3777 - planning@merton.gov.uk

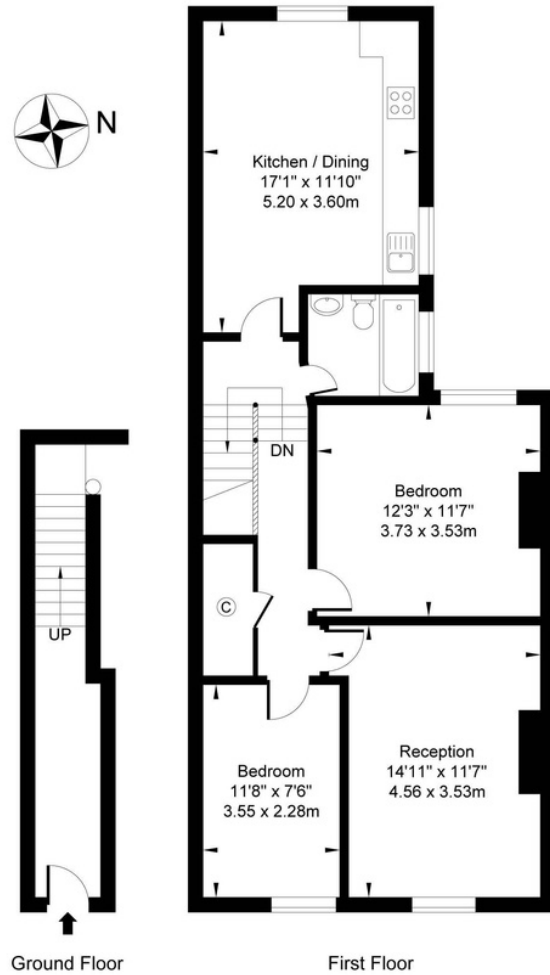
TERMS

Offers in excess of £675,000 are invited

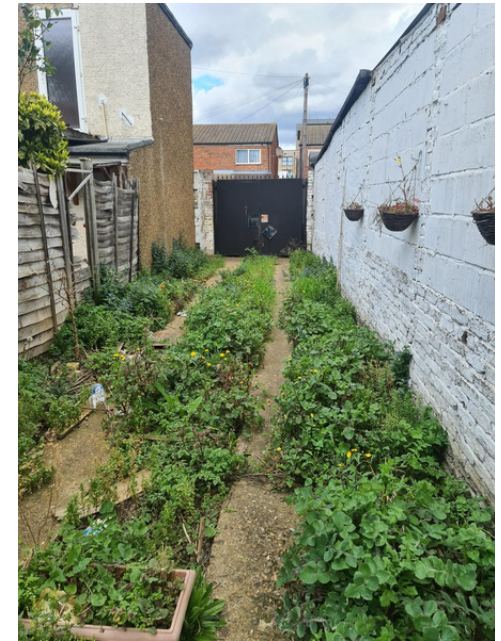
Unconditional offers only are being sought



High Street, Colliers Wood, SW19 2AE
Approx. Gross Internal Area 824.40 Sq Ft - 76.59 Sq M



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VIEWINGS

By appointment only Contact sole agents Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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