



**47 STRATHEARN ROAD
WIMBLEDON, LONDON SW19 7LH**
Guide Price £360,000 Freehold


CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

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THE DESCRIPTION

Building Plot - Vacant and cleared land extending to approx 100 sqm with planning granted to erect a three storey detached three bedroom 90 sqm house

THE LOCATION

Situated on Strathearn Road a residential tree lined street just a short distance to Central Wimbledon & Wimbledon Village

Nearest Station

Wimbledon Park Underground Station 0.5 miles

Wimbledon Train Station (District Line, mainline rail and tram) 0.7 miles

THE PLANNING

Merton Council granted permission on 08/03/23 ref: 22/P0641 for Erection of 1 x three storey dwelling house

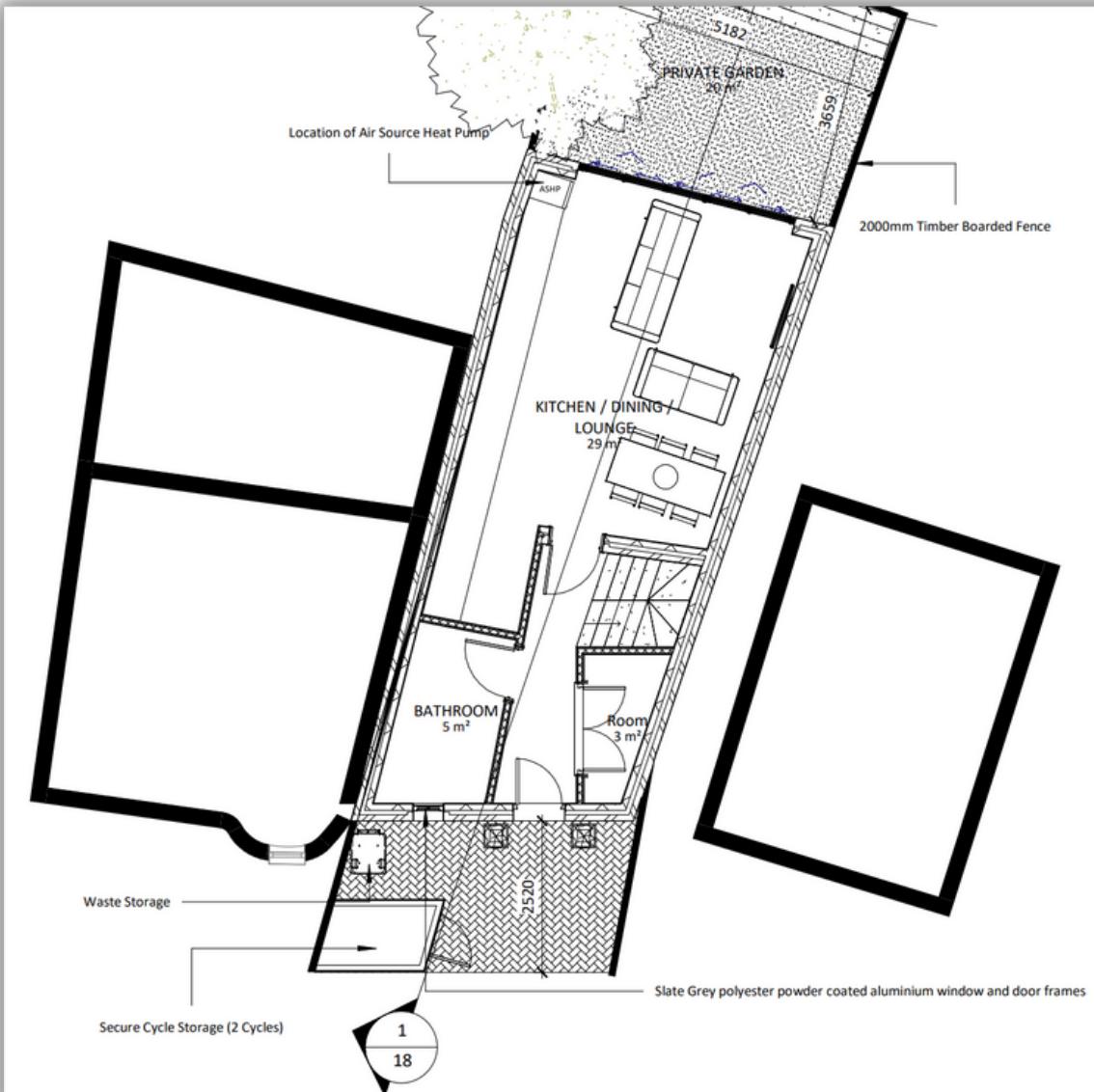
CIL & S106

CIL Liability is £30,000

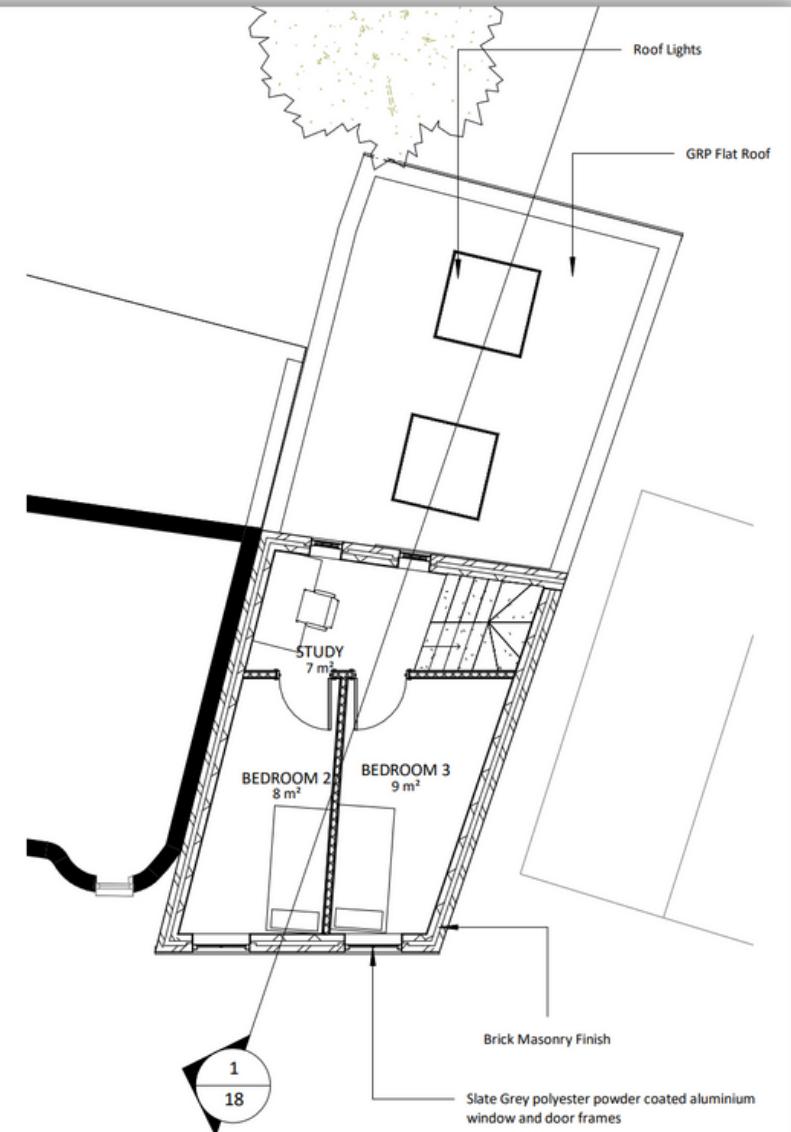
S106 £850

RESTRICTIONS

This is a car free development - residential occupiers will not be eligible to apply for parking permits to the local authority unless they become entitled to a disabled persons badge



Proposed Ground Floor



Proposed First Floor



GDV

GDV is estimated to be circa £800,000

THE PRICE

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DATA ROOM

Further information is available in our [data room](#)

Access code: 47strat



THE LEGALS

Each party are responsible for their own legal expenses

THE VIEWING

By appointment only - Drive by viewing possible

Contact sole agents Christopher St James 020 8296 1270

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.