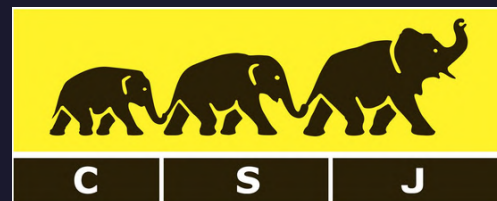


● ● ● **FOR SALE**

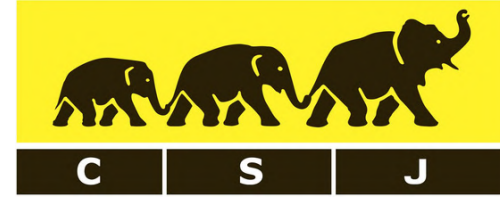
**8 Kingsdowne Road &
17 & 19 Chamberlain Way KT6**

Sole Agents - Instructed by



Established 1976





Introduction

On the instructions of The Royal Borough of Kingston Upon Thames Christopher St James bring to market this Freehold Care home & pair of semi detached houses

Investment / Development Potential STP

Location

The properties are situated in a residential location with a wide range of local and national retailers and bars / restaurants found just a 10-minute walk away

Kingston Town Centre is less than 2 miles away

Nearest Stations:

- Surbiton Railway is 0.5 miles (South Western Rail Services)
- Wimbledon Underground is 5.3 miles (District line services)

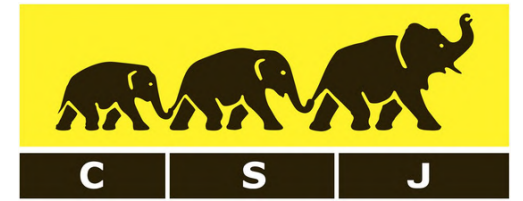
Road Links:

- A3 at Tolworth – 1 mile
- M3 at Sunbury – 6.7 miles
- M25 at junction 9 – 6 miles

Nearby Airports:

- Gatwick – 22 miles
- Heathrow – 9.5 miles





The Site

The site comprises three separate titles

17 Chamberlain Way, Surbiton, KT6 6JH (Title SGL811057)

Three-bedroom semi-detached house in poor condition with front and rear gardens – Accessed via a private road – Council Tax Band E

Plot size: 0.090 acres

GIA: TBC

19 Chamberlain Way, Surbiton, KT6 6JH (Title SGL811058)

Three-bedroom semi-detached house in poor condition with front and rear gardens – Accessed via a private road – Council Tax Band E

Plot size: 0.090 acres

GIA: TBC

8 Kingsdowne Road, Surbiton, KT6 6JZ (Title SY260080)

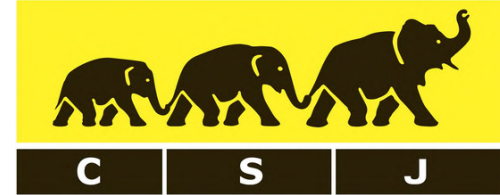
Detached property currently in use as a care home (use class C2)
The condition is fair although upgrading is required – Council Tax Band H

Plot size: 0.590 acres

GIA: Approximately 550 Sqm

Total combined plot size: 0.770 acres





Planning

A search of the planning portal shows no current / recent applications on any of the subject properties

Interested parties should rely on their own investigations to the local planning authority. Royal Borough of Kingston Upon Thames

Planning restrictions

Green Belt – No
Flood Zone – No
Conservation Area – No
Article 4 Area – No

EPC Ratings

8 Kingsdowne Road – Energy Rating C
17 & 19 Chamberlain Way – Energy rating D – Potential B

Viewings

Strictly by appointment only through sole agents Christopher St James

Terms

Offers In Excess of £3,000,000 Freehold are sought

Be advised that conditional offers subject to planning are not being considered

Vacant possession will be provided on completion



Kingsdown Road, KT6 6JZ

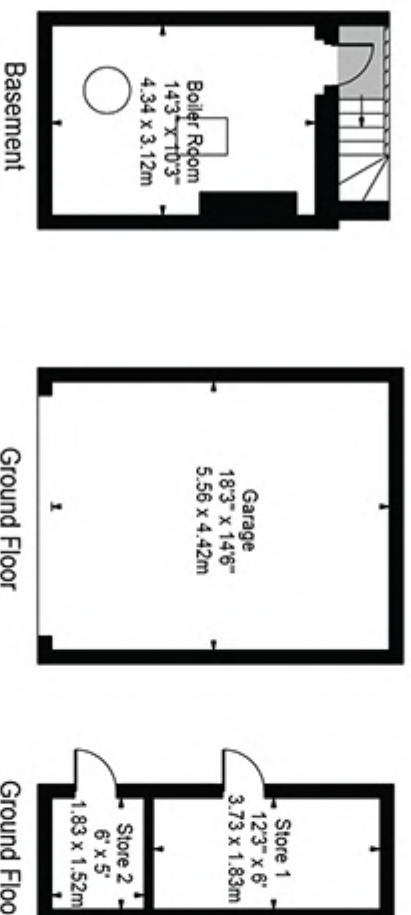
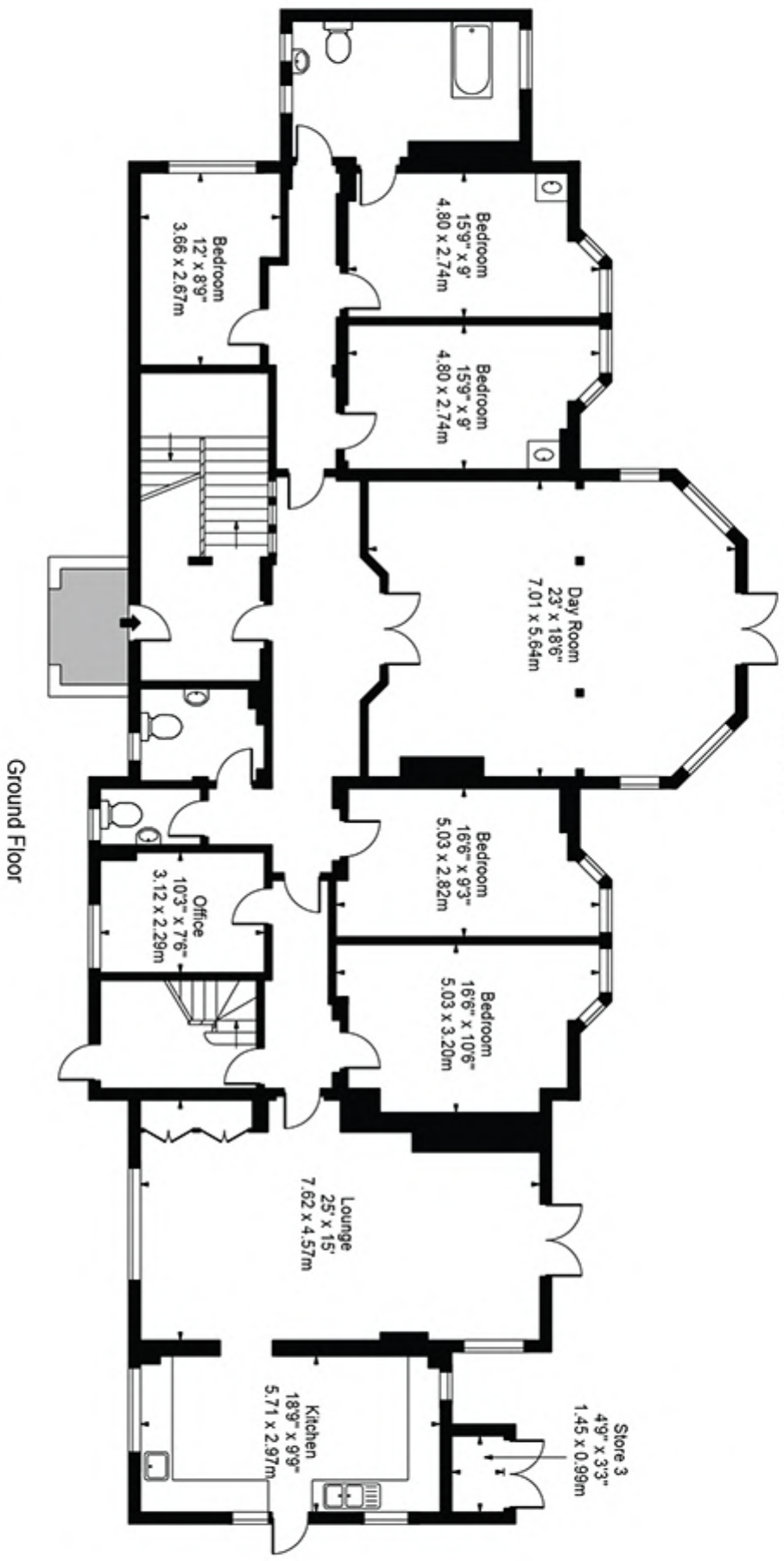
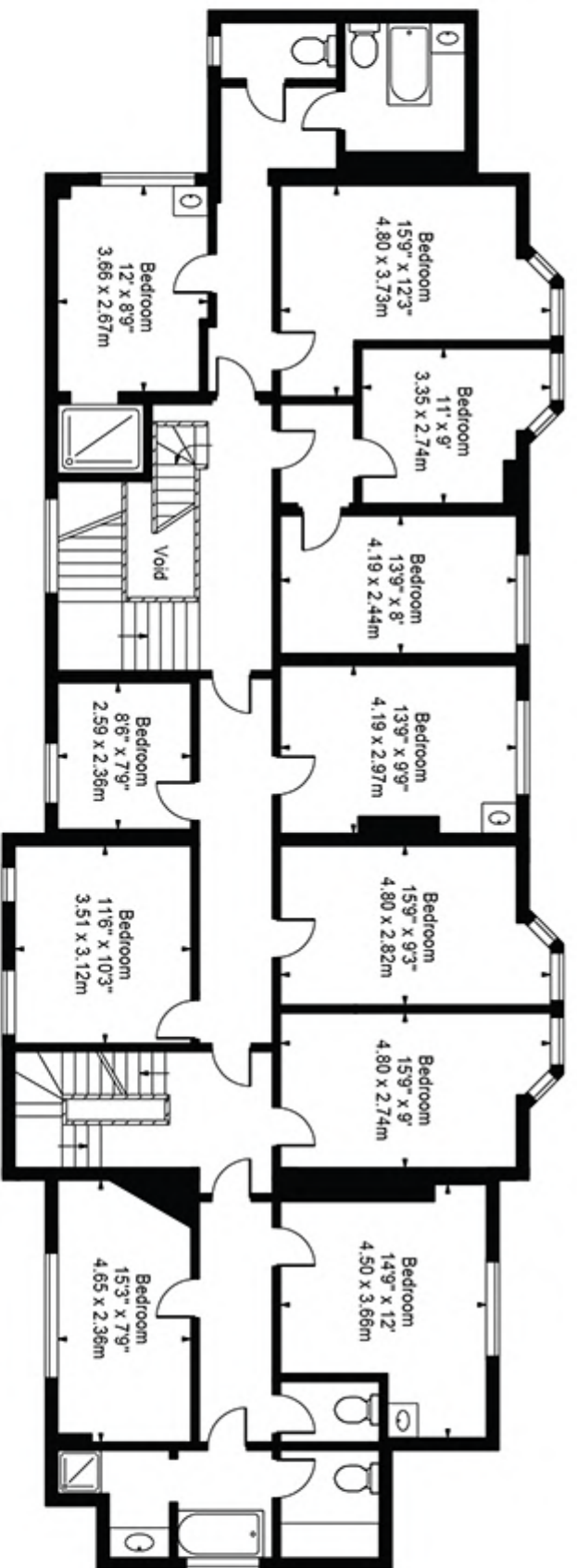
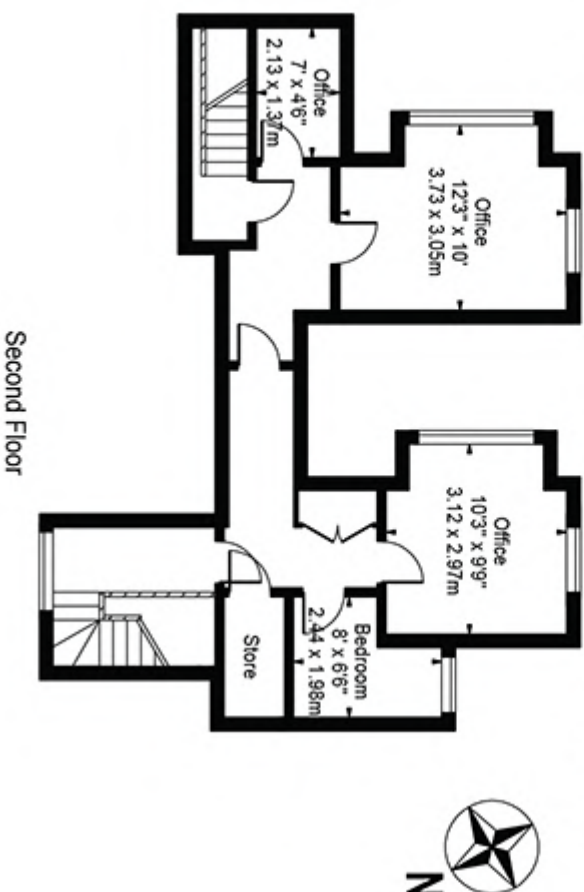
Approx. Gross Internal Area 5439 Sq Ft - 505.30 Sq M
(Excluding Garage, Store1, Store2, Store3 & Void)

Approx. Gross Internal Area Of Garage 265 Sq Ft - 24.58 Sq M

Approx. Gross Internal Area Of Store 1 74 Sq Ft - 6.83 Sq M

Approx. Gross Internal Area Of Store 2 30 Sq Ft - 2.78 Sq M

Approx. Gross Internal Area Of Store 3 16 Sq Ft - 1.44 Sq M



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.

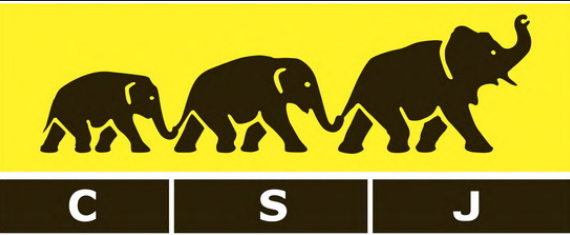
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

● ● ● Contact Us

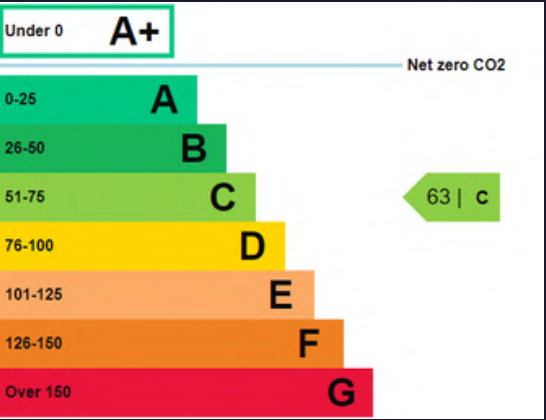
Christopher St James
61 High Street
Colliers Wood
London SW19 2JF

020 8296 1270
Info@csj.eu.com

www.csj.eu.com



8 Kingsdowne



17 Chamberlain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

19 Chamberlain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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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.