



**LAND AT REAR, 56 CLAPHAM COMMON  
SOUTH SIDE, CLAPHAM, LONDON, SW4 9DA**

***Offers In Excess Of £250,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

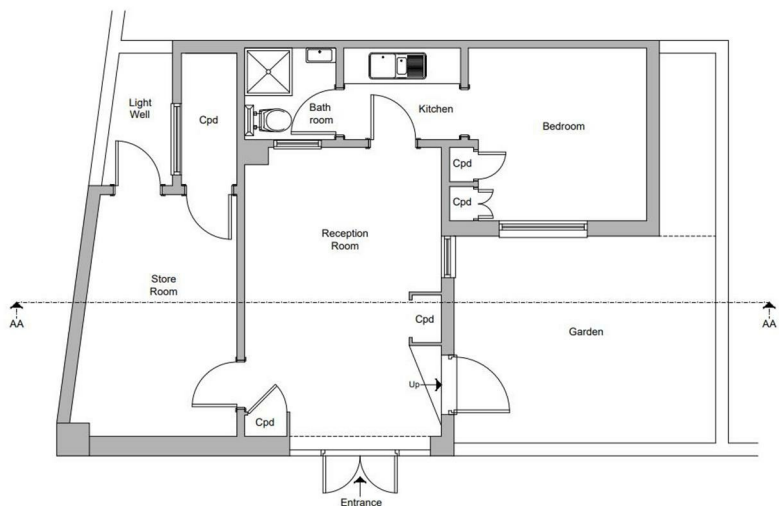
Residential / Commercial / Land & Development

**020 8296 1273**

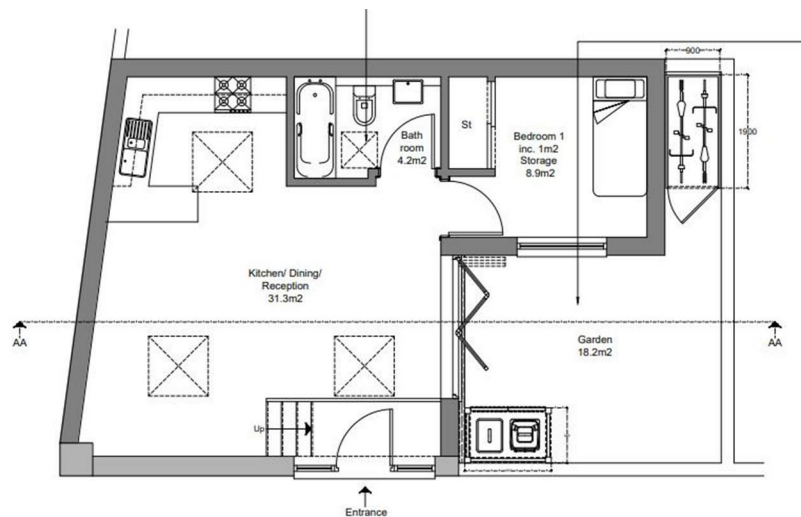
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Existing Ground Floor Plan



Proposed Ground Floor Plan 1B1P - 44.4m²

## Description

1 Bed single storey building beneath a flat roof with outside space and planning to create a modern 1 bed flat with courtyard

## Location

The site sits to the rear of 56 Clapham Common Southside with frontage onto Elms Road with easy access to transport links such as Clapham Common/Clapham South tube stations

## Planning

Permission for Demolition of the existing building and erection of a new one-bedroom residential building subject to a Signed 106 Agreement.

Ref: 23/00081/FUL

Local Authority : Lambeth Council

## Terms

Offers are invited in excess of £250,000

CIL: £0

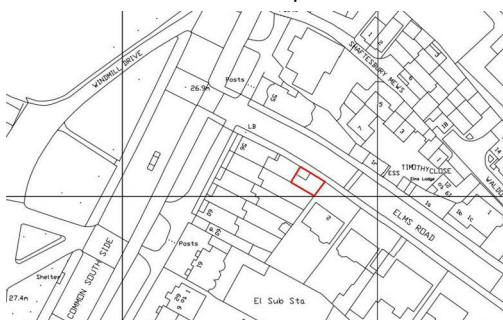
S106: Car free

## Viewings

Contact sole agents Christopher St James 020 8296 1270

## Data Room

Data Room Password: clapham1



## THE SMALL PRINT

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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.
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