



**LAND RO 35 FLORENCE AVENUE
MORDEN, LONDON SM4 6EX**

Guide Price £425,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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THE LOCATION

The land is situated to the rear of 35 Florence Avenue, a residential tree lined street close to Wimbledon & Sutton Town Centres.

Morden Underground Station (NL) 0.9 miles

St Helier BR Station (Thameslink) 1 mile

THE DESCRIPTION

A freehold parcel of land formerly garden space to the main dwelling and now available for sale with the benefit of planning permission

THE PLANNING

Planning was granted by the London Borough of Merton ref: 21/P1233 for ...

Erection of 2 x 2 bedroom single storey dwelling houses along with associated parking, external plant, refuse and cycle storage and landscaping

THE ACCOMMODATION

The proposed accommodation has a total external foot print of 186 Sq m

The individual dwellings are 83 Sq m each with two bedrooms, open plan living / kitchen, family bathroom, private gardens and off street parking

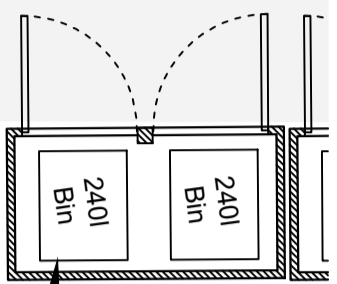
THE PRICE

Guide Price £425,000 Freehold

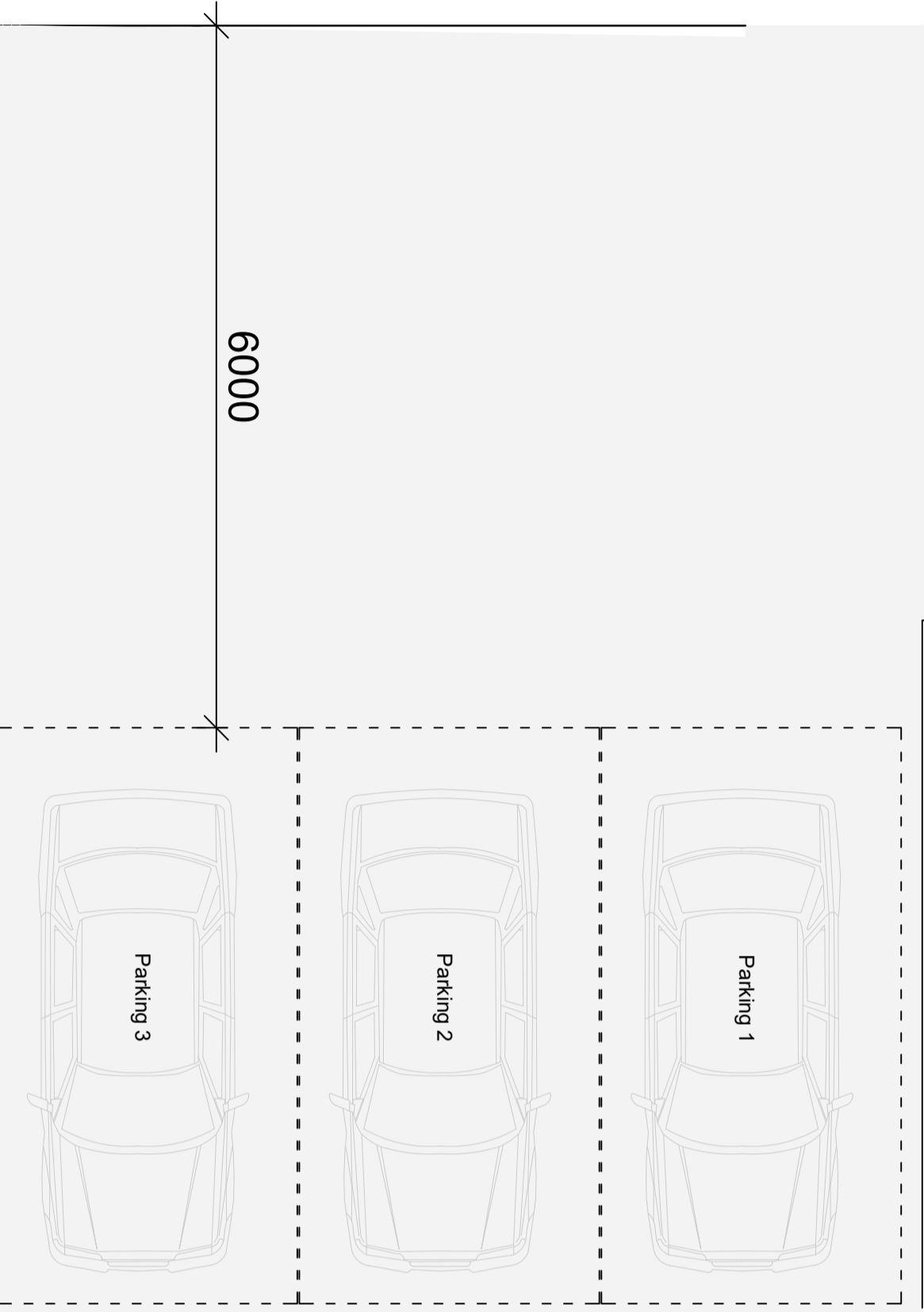
THE SMALL PRINT

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.
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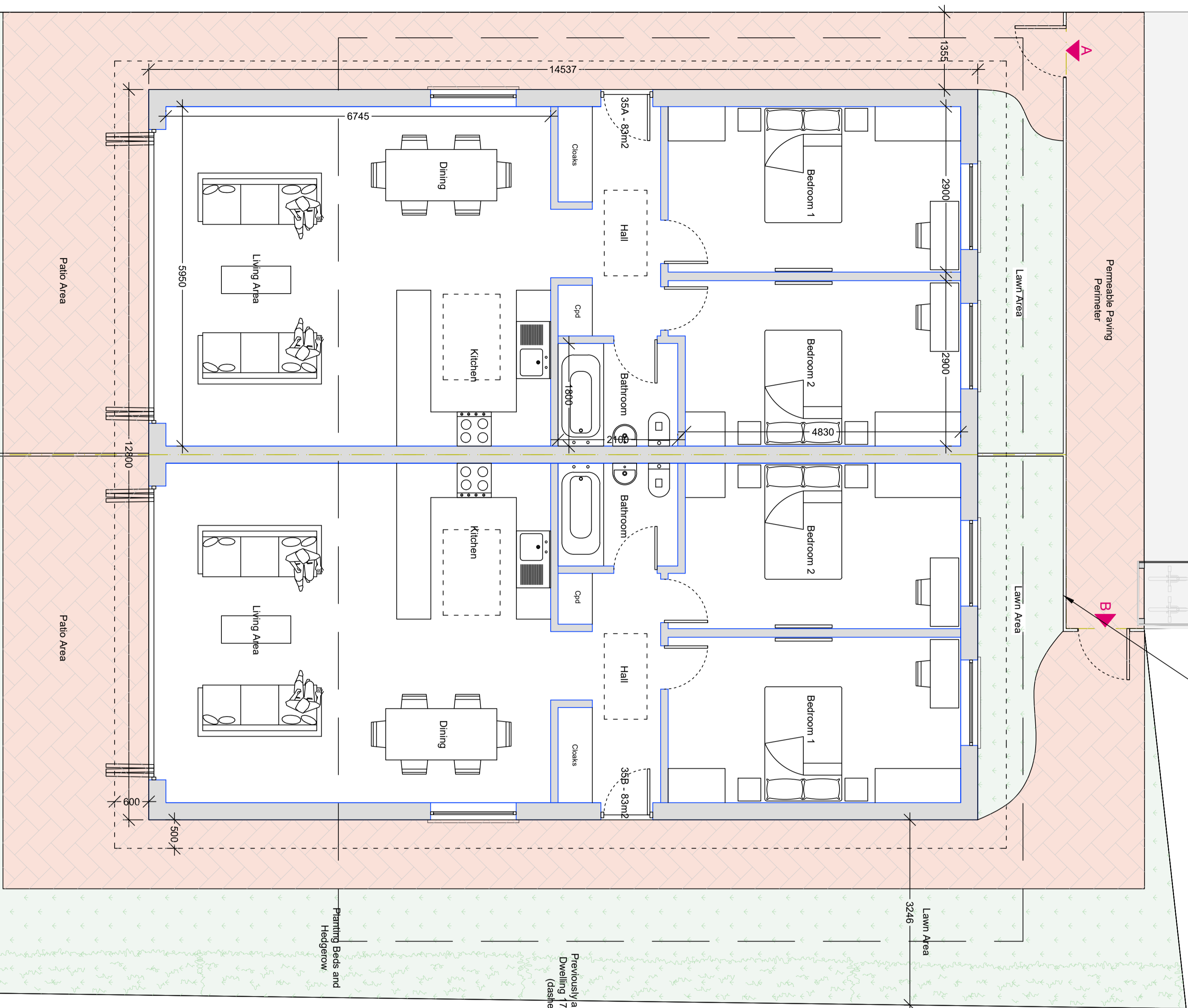
2no. 240L Refuse and Recycling
Bins per dwelling



Tarmac Access and
Parking

Permeable Paving
Perimeter

Low level fencing (1m high) with
individual access gates



Patio Area

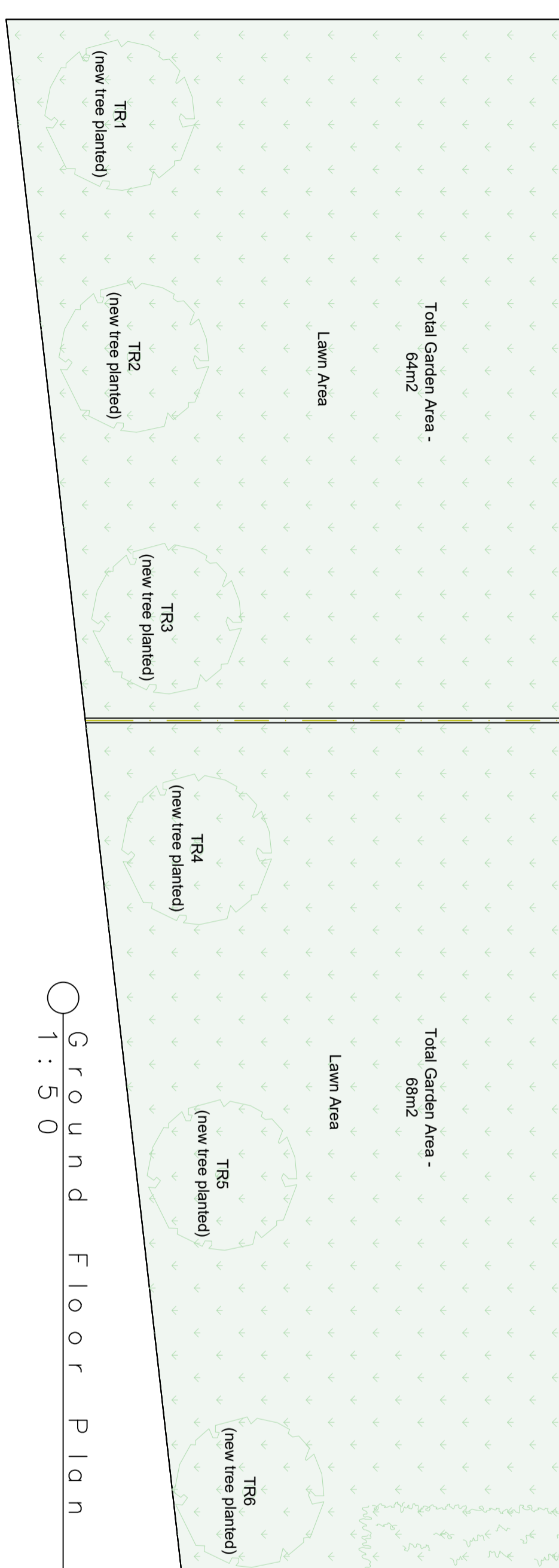
Patio Area

Total Garden Area -
64m²

Lawn Area

Total Garden Area -
65m²

Lawn Area



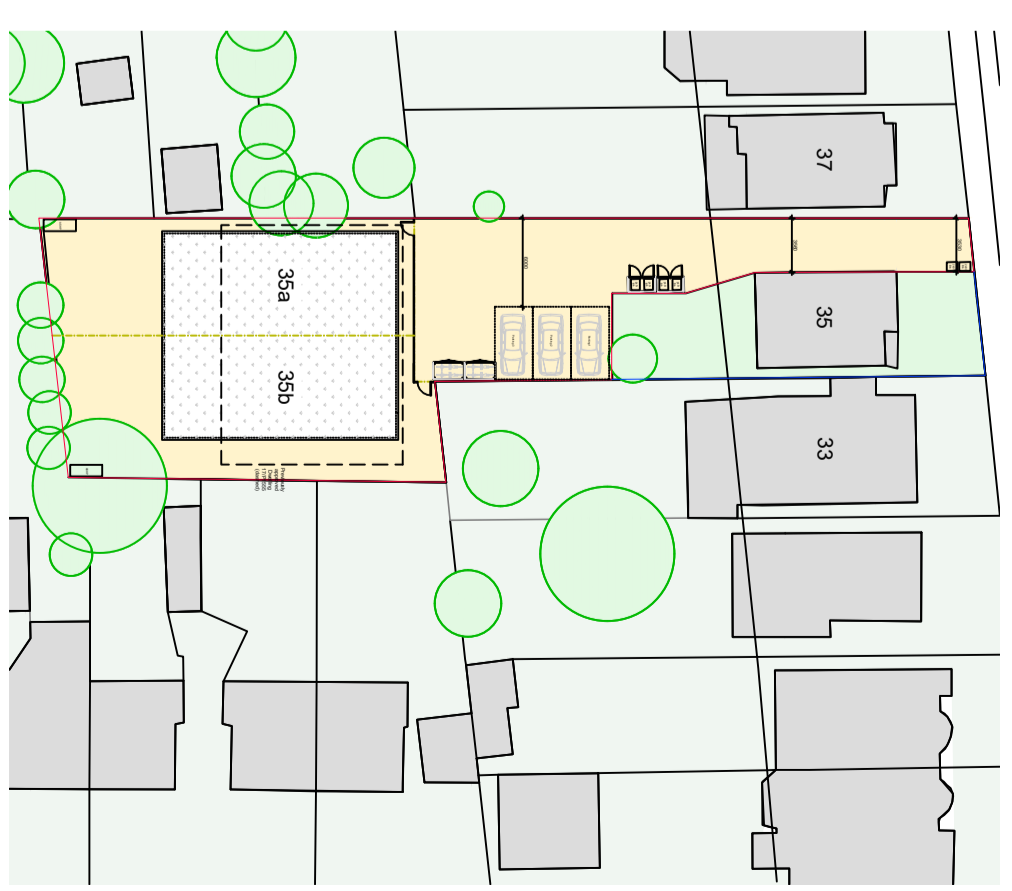
Ground Floor Plan

- NOTES GENERAL:**
- Work to figured dimensions and relative position only.
 - confirm to designer
 - This drawing is to be read in conjunction with all relevant drawings, detailed specifications where applicable and all associated drawings in this series (if any)
 - Any discrepancy on this drawing is to be reported immediately to Oakman Architecture Ltd for clarification
 - The contractor is responsible for all temporary works and for the stability of the works in progress

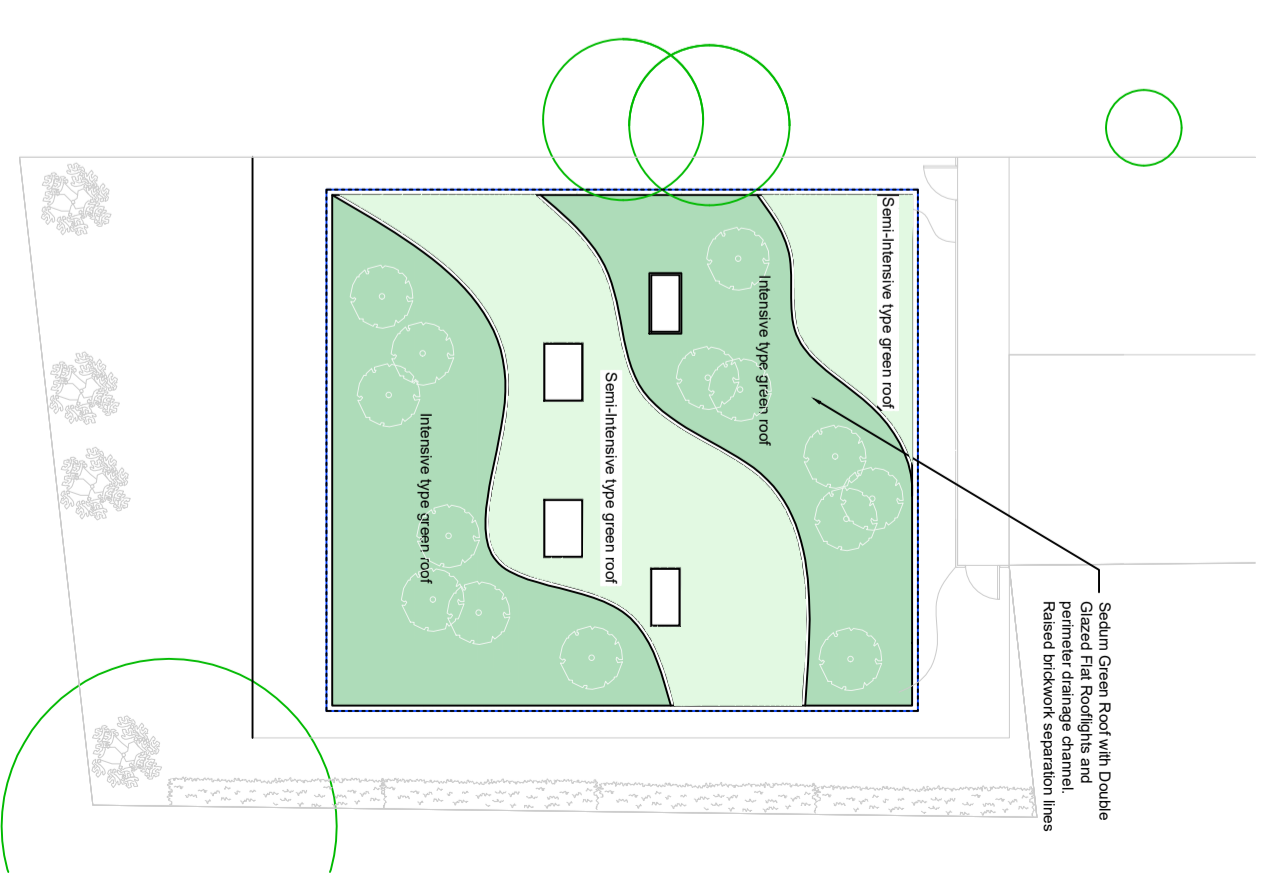
Scale bars:



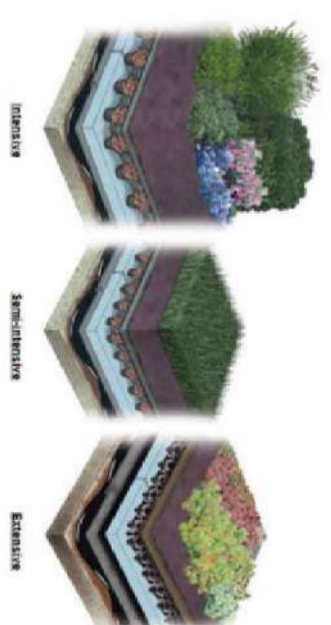
Location Plan



Block Plan



Roof Plan



OAKMAN
ARCHITECTURE.

ARCHITECTURE
CONSULTANCY
PROJECT MANAGEMENT

Address: 7 Denham Way, Udg SX4 6EX

Mobile: 07787197752
Email: ben.john@oakmanltd.com

Project Address: 35 Florence Avenue, Morden SM4 6EX

Drawing Title:			
PROPOSED FLOOR PLANS, LOCATION AND BLOCK PLANS			
Drawing Number:		Scales:	Rev. No.
2109-PL-101		1:50/1:100 @ A1	A

Scale bars:



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Site Plan
1:200



Cladding and Fenestration



Green Roof



Sand Brickwork

Revision	Date	BUS	Drawn	Designer	Checked	Approved
	11.06.21	BUS				

Revision History

OAKMAN
ARCHITECTURE.

ARCHITECTURE CONSULTING
PROJECT MANAGEMENT @ CDM

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Project Address:
35 Florence Avenue,
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Client:

PROPOSED

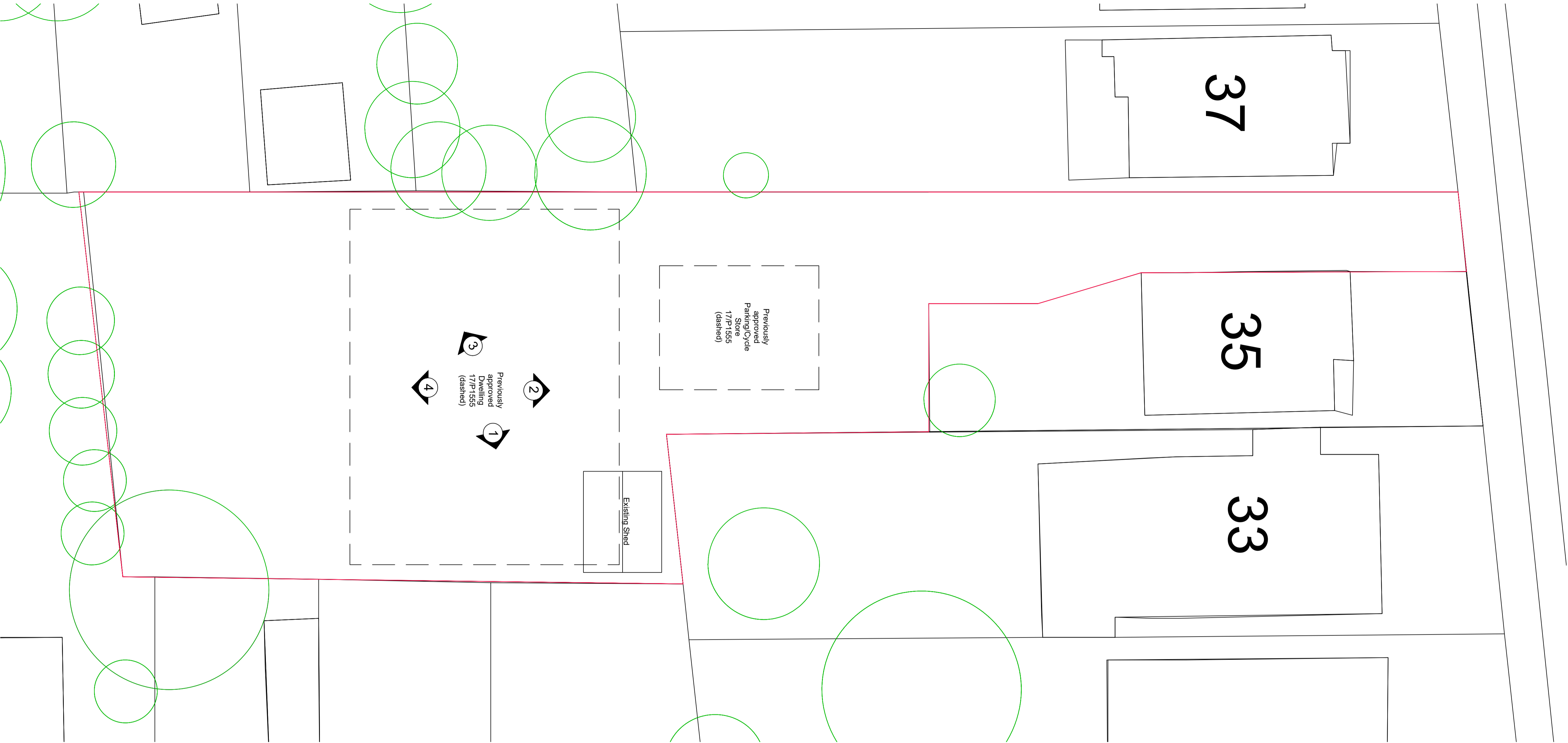
Drawing Title:

PROPOSED SITE PLAN

Drawing Number: 2109-PL-103 Scales: 1:200 @ A1 Rev. No. A

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Scale bars:



1 - View towards north-east (rear of the nearest houses on Williams Lane)



2 - View towards north (rear of the nearest houses on Florence Avenue)



3 - View towards south-west (rear of the nearest houses on Johns Lane)



4 - View towards south

Revision	25.03.21	BJS			
Date	Drawn	Designer	Checked	Approved	
Revision History					

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ARCHITECTURE.
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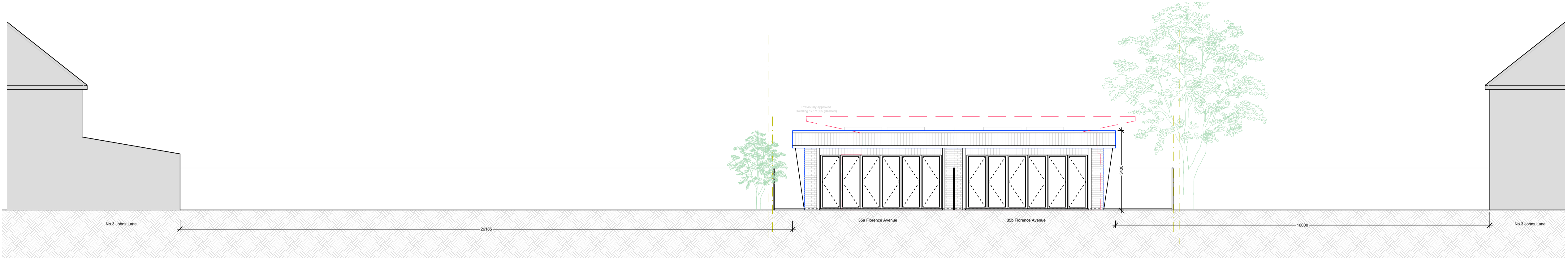
Project Address:	Client:
35 Florence Avenue, Uxbridge, Middlesex, UB8 3AX	

EXISTING

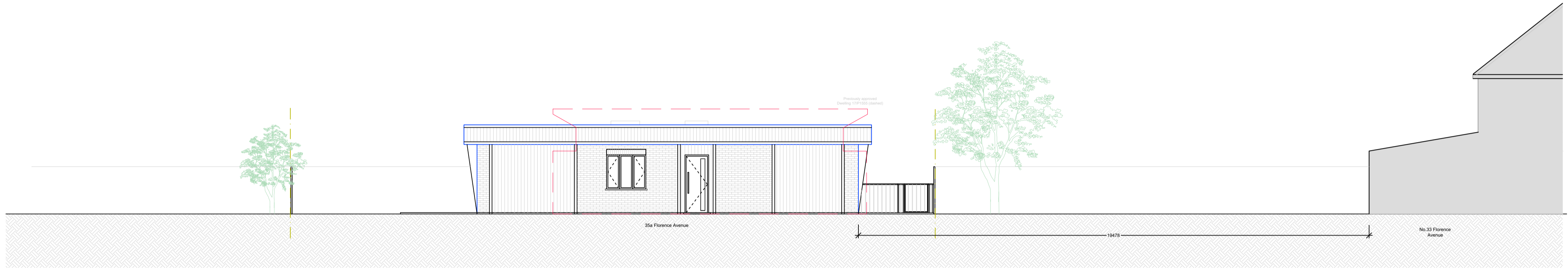
Drawing Title:

EXISTING SITE PLAN

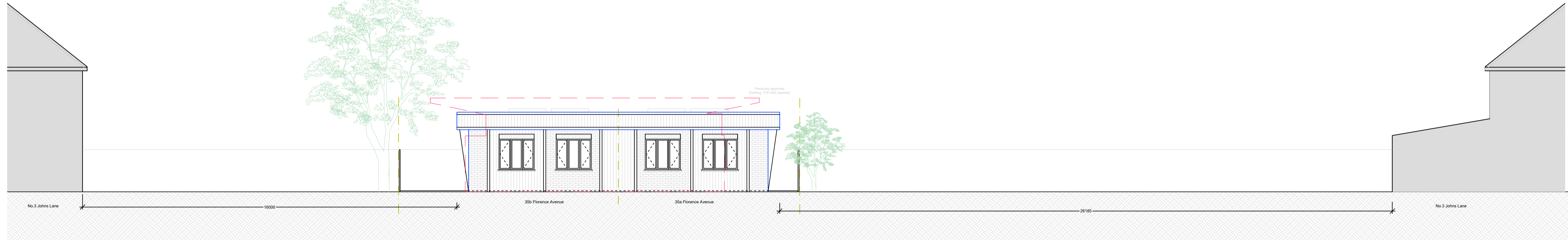
Drawing Number:	2109-PL-001	Scales:	1:50/1:100 @ A1	Rev. No.	—
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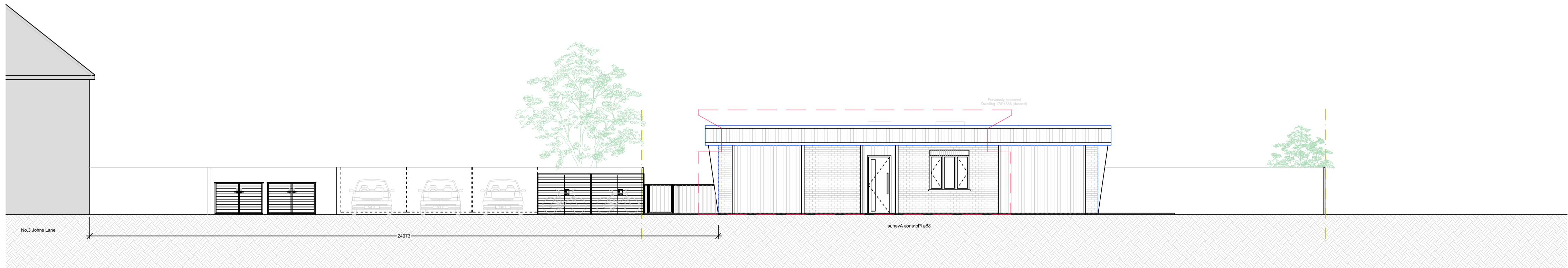
Rear Elevation
1:100



Side Elevation 1
1:100



Front Elevation
1:100

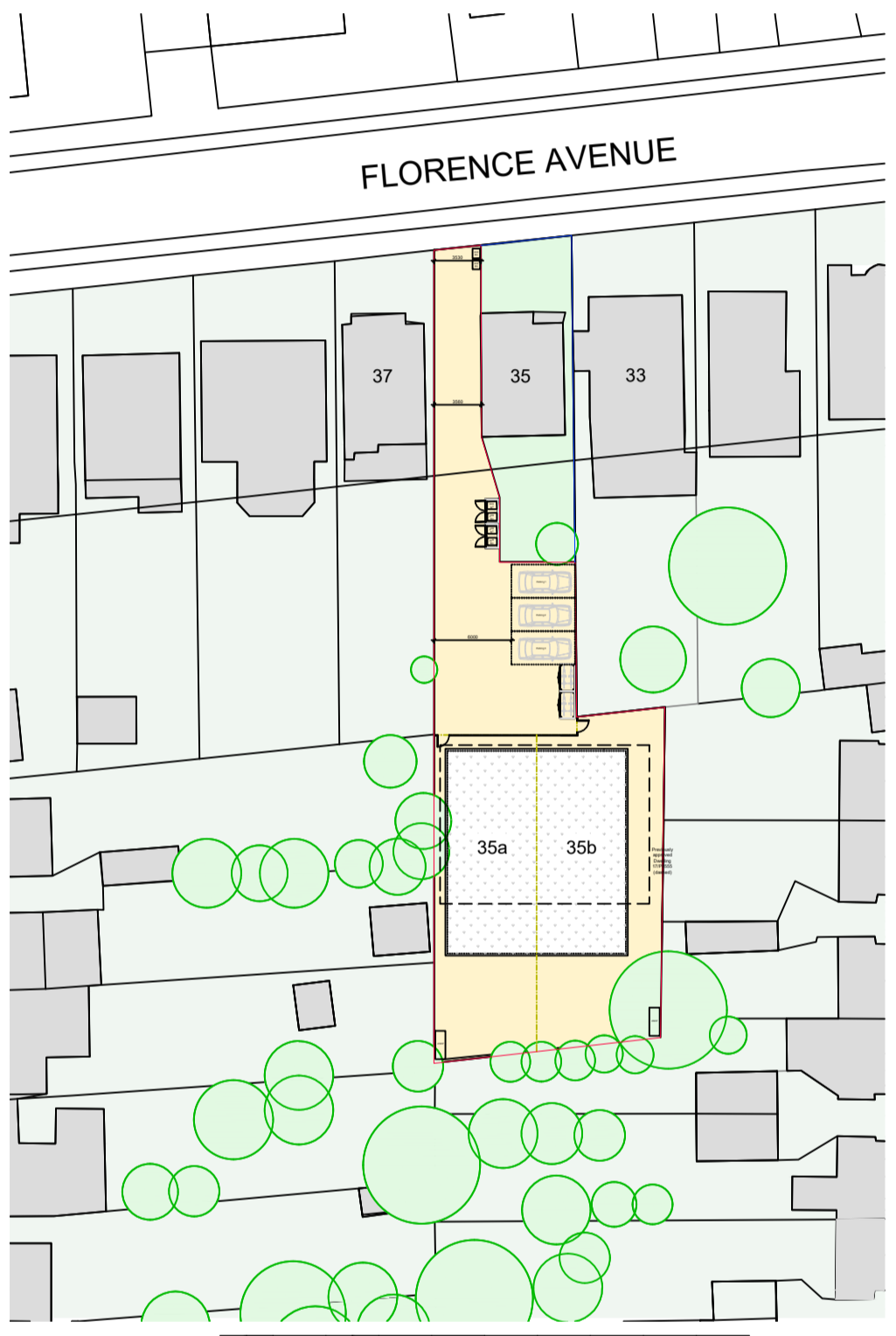


Side Elevation 2
1:100

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Scale bars:

1:100 0 1 2 5 10m



Block Plan
1:500

Revision	Date	Drawn	Designer	Checked	Approved
	24.05.20	BJS			

Revision History

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ARCHITECTURE.

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Client:

PROPOSED

Drawing Title:

PROPOSED FLOOR PLANS, LOCATION AND
BLOCK PLANS

Drawing Number:
2109-PL-102

Scales:
1:100
© A1

Rev. No.
A