



**R/O 3 CLARENDON ROAD
COLLIERS WOOD, SW19 2DX**

Guide Price £350,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Existing brick built single storey storage unit and yard with consent to extend and create a residential dwelling with garden

LOCATION

The opportunity is in a mews style setting situated within Colliers Woods more favoured quarter and sits just 0.1 miles of Singlegate Primary School which has an outstanding ofsted rating.

Nearest Stations:

Colliers Wood Underground is 0.3 miles providing Northern Line services
Tooting Overground Station 0.6 miles providing Thameslink services

PLANNING

Planning granted to extend and convert the existing building and create a single storey dwelling

Merton Borough Council
Planning Ref: 22/P1567

KEY MEASUREMENTS (APPROX)

Plot size: 166 sqm
Existing building 45 sqm
New extension 32 sqm
Proposed new dwelling GIA 77.5 sqm

Measurements are approximate





CIL & S106

CIL Estimate: £13,000

S106: This is a car free development

SERVICES

Not checked

LEGAL EXPENSES

Each party are responsible for their own legal expenses

TERMS

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VIEWING

Contact Sole Agents Christopher St James 020 8545 0591



THE SMALL PRINT

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