



**1 WALPOLE RD, 1&1B WALPOLE MEWS
COLLIERS WOOD, LONDON SW19**

Offers in excess of £625,000 Freehold



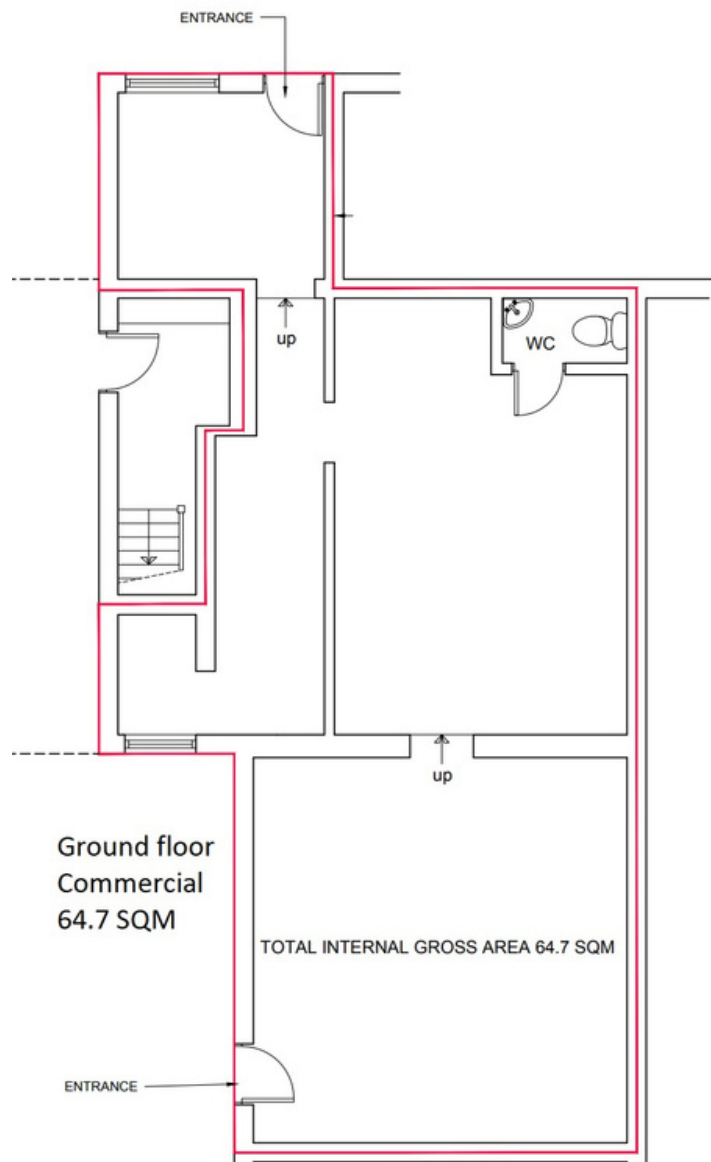
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Investment / development opportunity for sale comprising ground floor commercial unit with two x one bedroom flats above

The flats are accessed through a door in the archway and the commercial unit has two entrances one behind the roller shutter on Walpole Road and the other is in the Mews

Subject to the relevant consents potential exists to redevelop the roof space and convert the commercial into residential

Currently the property is fully let and producing £31,620 with scope to increase, the break down is as follows

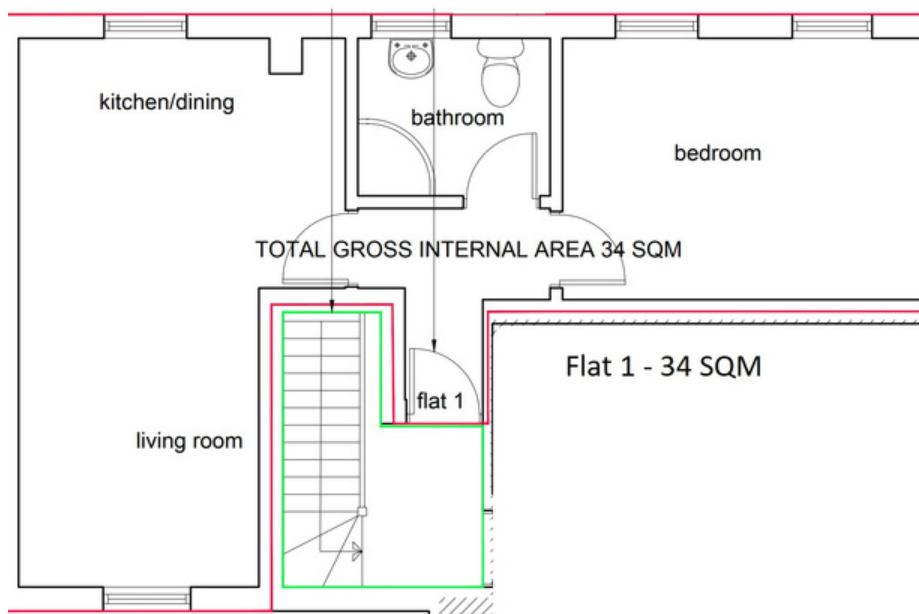
Flat 1 Walpole Mews - Let on an AST expiring December 2022 at £995 pcm

Flat 1b Walpole Mews - Let on an AST expiring February 2023 at £950 pcm

Commercial 1 Walpole Road - Let on a lease expiring October 2025 (rent review October 2022) at £690 pcm (underlet)

The property is held under two freehold titles and we would draw your attention to the existence of a flying freehold over part of the site (indemnity insurance is in place)





LOCATION

The property is situated on Walpole Road and part set back within Walpole Mews, and within 5 minutes walk of Colliers Wood Underground Station

Colliers Wood is located in the London Borough of Merton, approximately 12.8 km (8 miles) south of Central London, 2 miles east of Wimbledon and approximately 2 miles south of Balham.

Colliers Wood is a densely populated south-west London suburb, popular with both City workers and families. Communications are excellent with Central London being within easy reach by London Underground (Colliers Wood, Northern Line), road (30 minutes) and over-ground rail with Tooting Railway Station 30 minutes to London Waterloo / London Kings Cross.

Colliers Wood has and continues to benefit from significant regeneration, which includes a new town square to complement the redevelopment of Colliers Wood Tower to residential units.

ACCOMMODATION

1 Walpole Road Commercial - 64.7 Sq m

Flat 1 - 34 Sq m comprises open plan lounge kitchen, bedroom & family bathroom

Flat 1b - 38.3 Sq m comprises open plan lounge kitchen, bedroom & family bathroom

Sizes are approximate

PLANNING

Subject to the relevant consents an additional floor could be added and the commercial space converted to residential

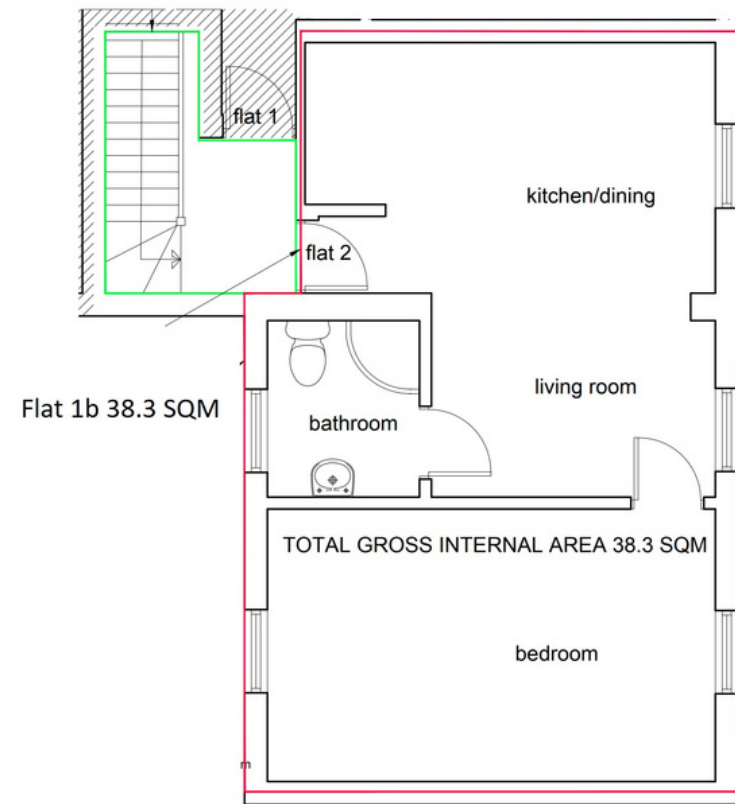
Please rely on your own investigations with Merton Council, Civic Centre, London Road, Morden SM4 5DX Tel: 020 8545 3777 - planning@merton.gov.uk



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.
- 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.



TERMS

Offers in excess of £625,000 are invited
Unconditional offers only are being sought

VIEWINGS

By appointment only Contact sole agents Christopher St James 020 8296 1273