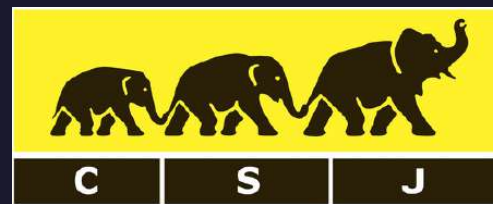
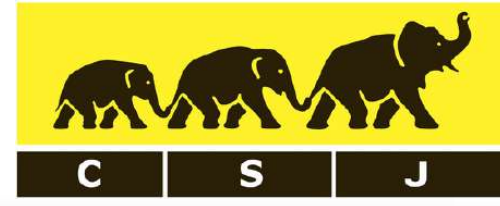


9 Fernlea Road Balham

Sales Particulars October 2022





Summary

Unmodernised freehold building with development potential

The Location

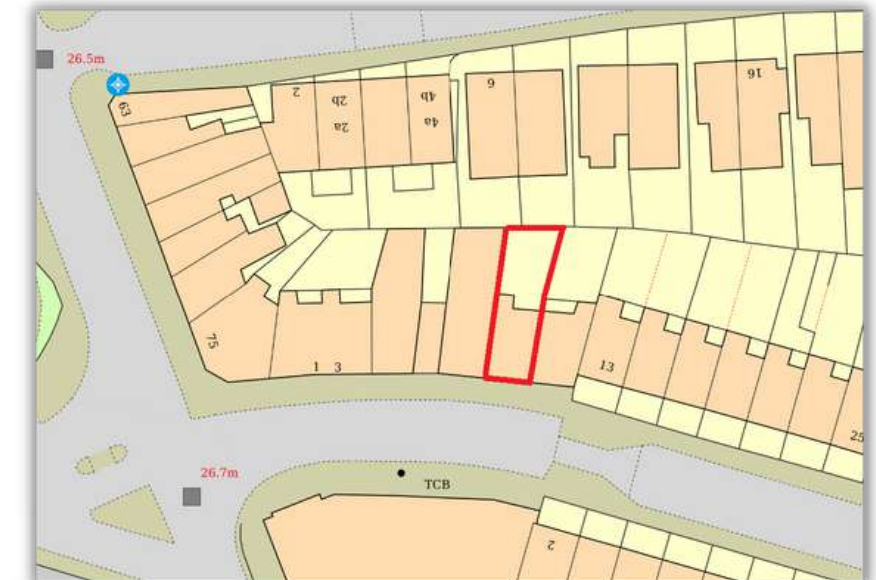
The property is located in the heart of Balham and offers immediate access to an array of independent and national retailers, bars and eateries

Nearest Stations:

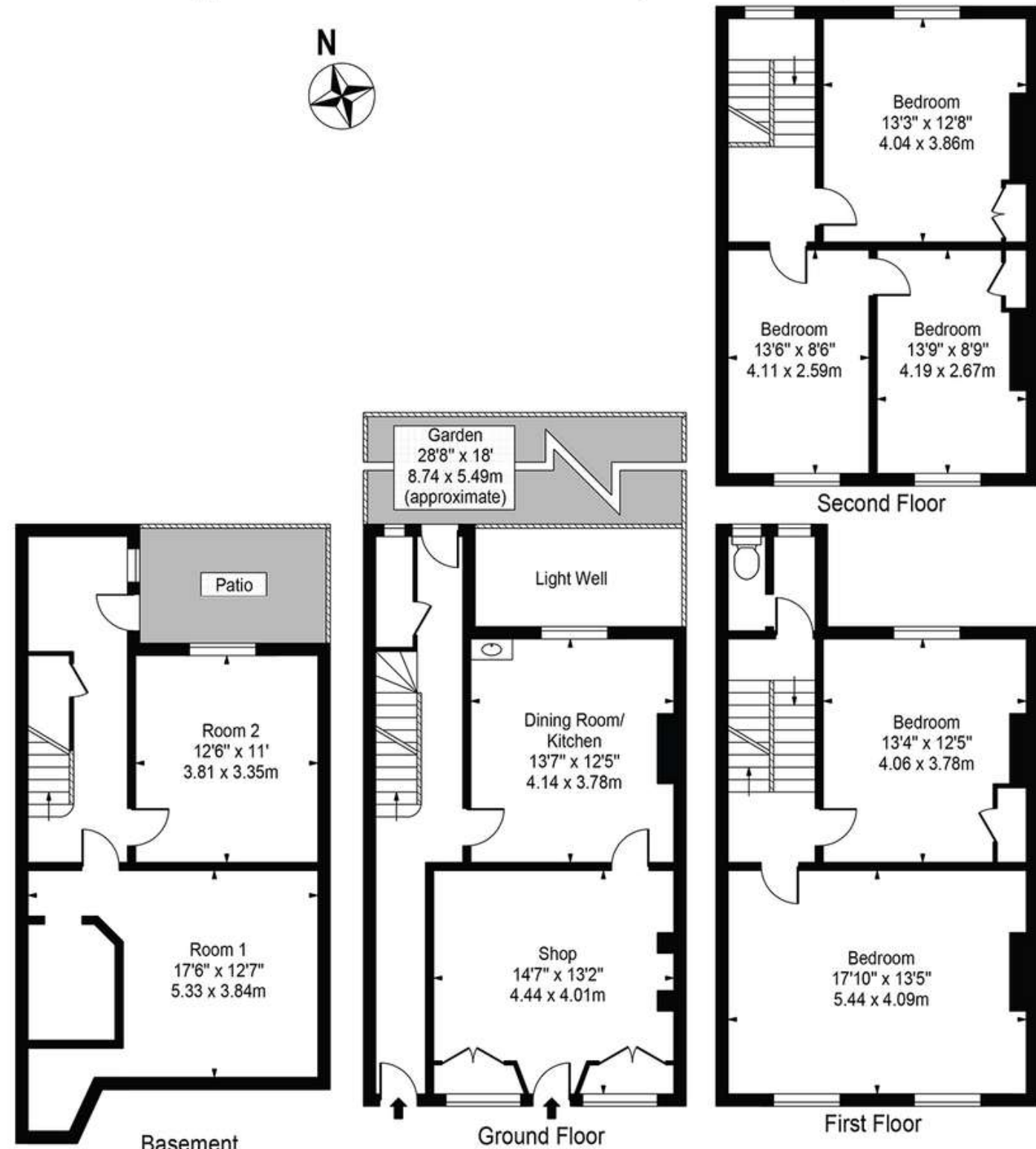
Balham Under & overground station is just 2 minutes walk and offers Southern Rail & Northern line services

Surrounding areas:

Tooting, Wandsworth, Streatham, Clapham & Brixton are within 2 miles

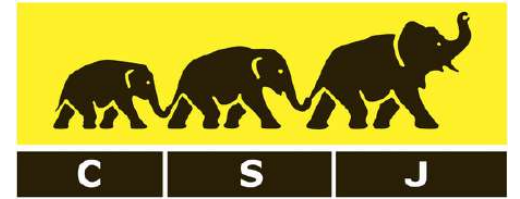


Fernlea Road, SW12 9RT
 Approx. Gross Internal Area 2051 Sq Ft - 190.54 Sq M



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.

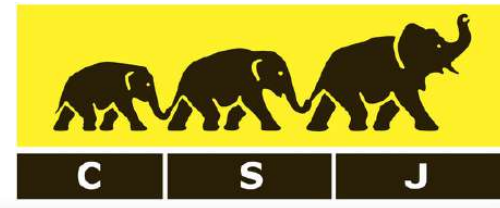


Description

A mid terrace four storey building over basement, ground, first & second floors.

The property is in a dilapidated state and offers excellent potential for someone to create an amazing family home or extend and convert into multiple apartments - Subject to planning





Title

Land registry title number: SGL65978

Planning

A search of the local planning authority website shows no records of any planning applications submitted

Buyers should rely on their own investigations with Wandsworth Borough Council



Viewings

All viewings are strictly by appointment only via sole agents CSJ
Call 020 8296 1270

The Price & Offers

Offers are invited in excess of £1,000,000

Freehold with Vacant possession

Please be advised that conditional offers subject to planning consents are not being considered.

All offers should be submitted in writing to CSJ and detail names of persons / company, timescales, funding position and proof of funds



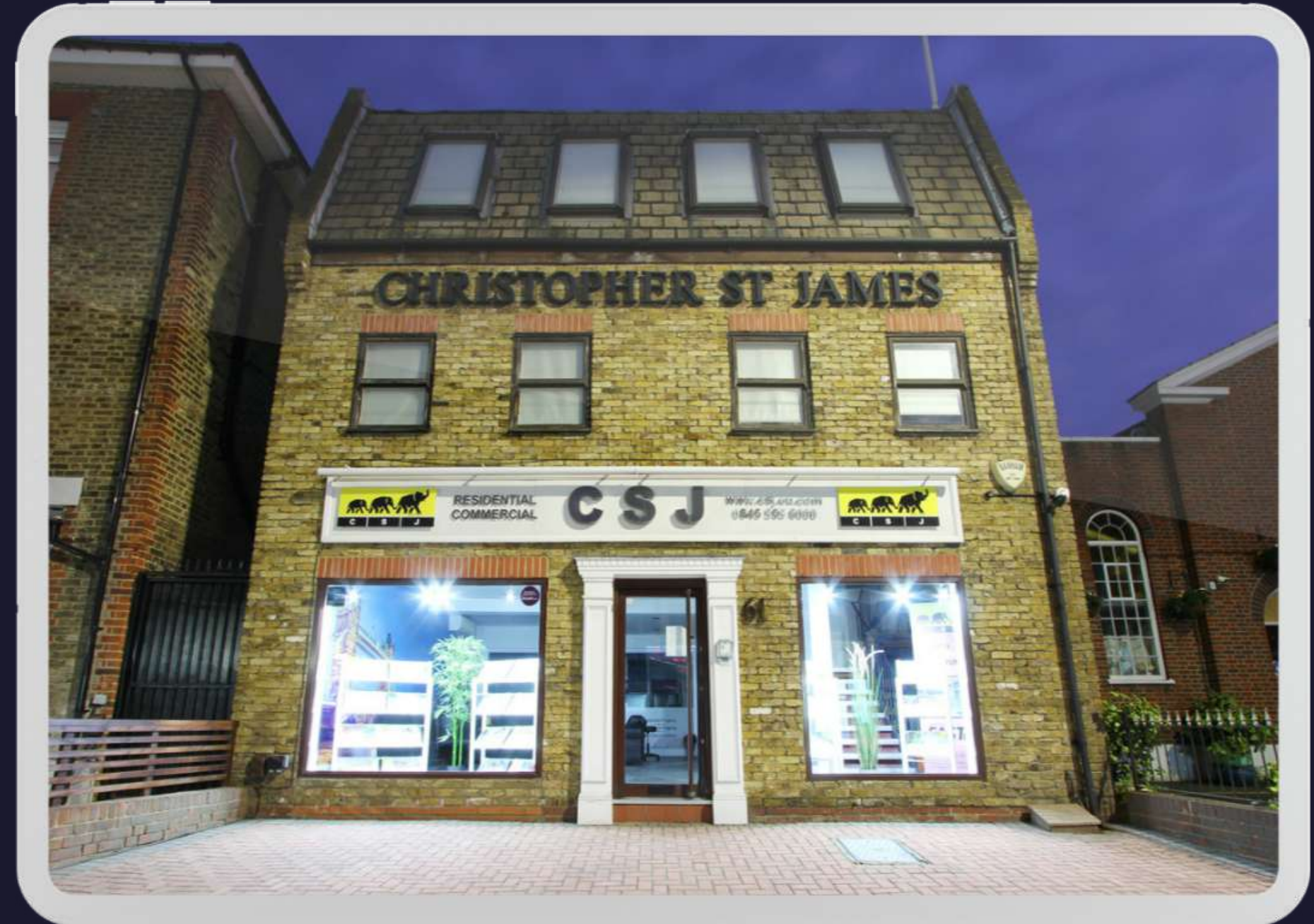
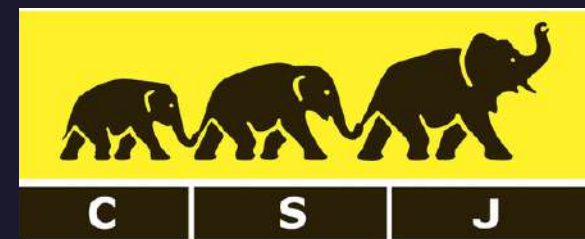
Selling or Letting a property ?

Contact us for a free appraisal !

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

020 8296 1270
Info@csj.eu.com

www.csj.eu.com



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