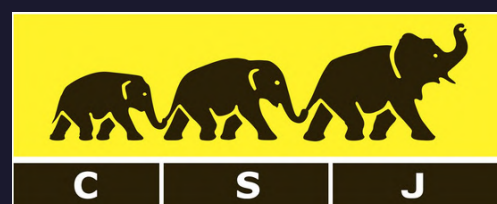


● ● ● **FOR SALE**

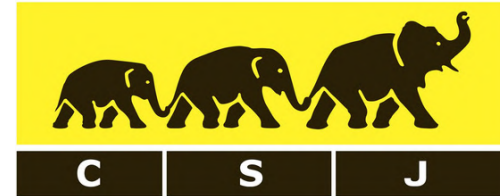
**8 Kingsdowne Road &
17 & 19 Chamberlain Way KT6**

Sole Agents - Instructed by



Established 1976





Introduction

On the instructions of The Royal Borough of Kingston Upon Thames Christopher St James bring to market this Freehold Care home & pair of semi detached houses

Investment / Development Potential STP

Location

The properties are situated in a residential location with a wide range of local and national retailers and bars / restaurants found just a 10-minute walk away

Kingston Town Centre is less than 2 miles away

Nearest Stations:

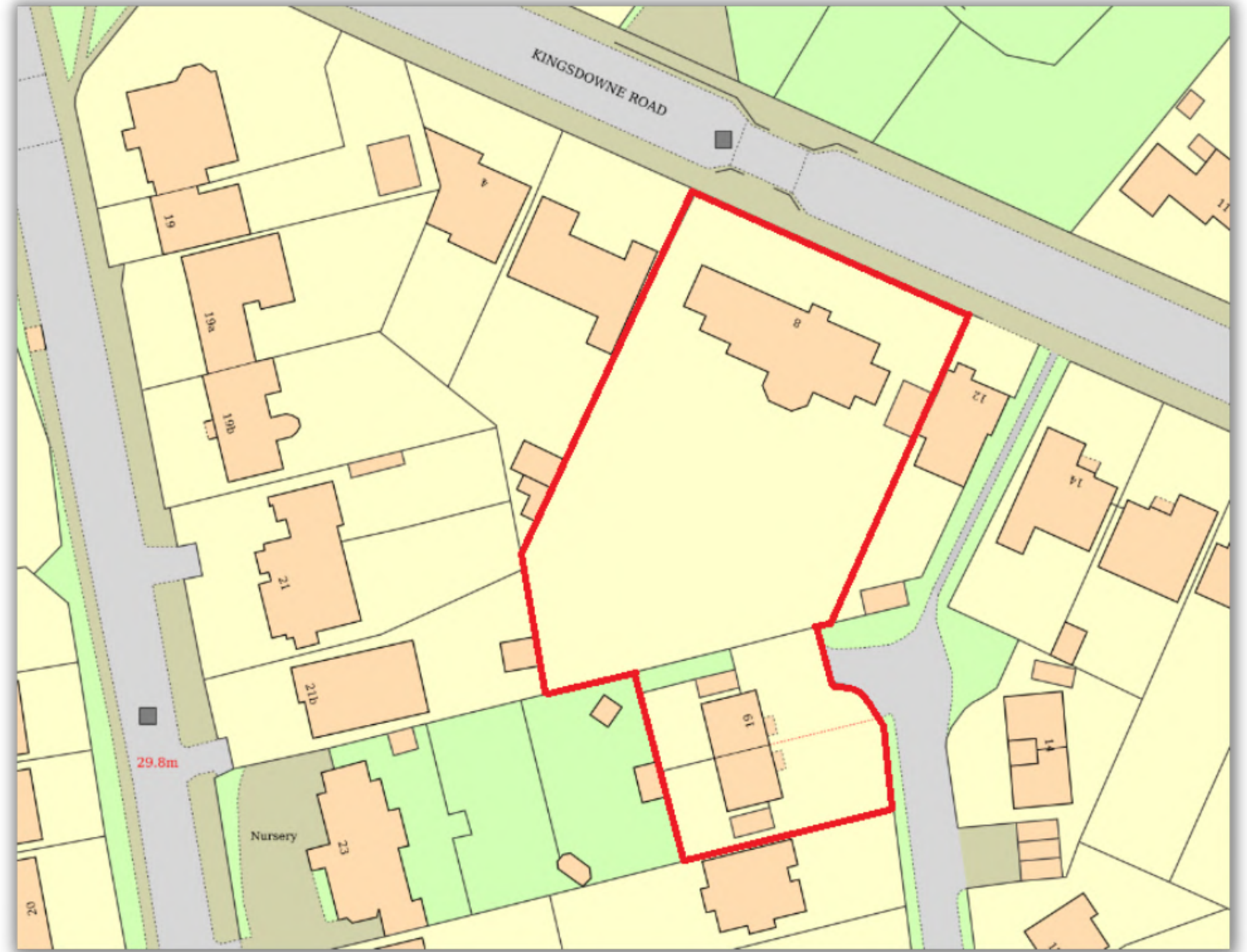
- Surbiton Railway is 0.5 miles (South Western Rail Services)
- Wimbledon Underground is 5.3 miles (District line services)

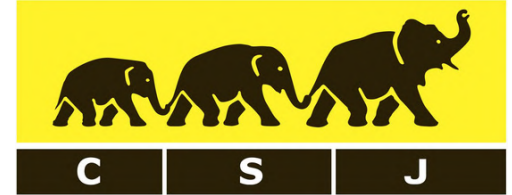
Road Links:

- A3 at Tolworth - 1 mile
- M3 at Sunbury - 6.7 miles
- M25 at junction 9 - 6 miles

Nearby Airports:

- Gatwick - 22 miles
- Heathrow - 9.5 miles





The Site

The site comprises three separate titles

17 Chamberlain Way, Surbiton, KT6 6JH (Title SGL811057)

Three-bedroom semi-detached house in poor condition with front and rear gardens – Accessed via a private road – Council Tax Band E

Use Class: C2

Plot size: 0.090 acres

GIA: TBC

19 Chamberlain Way, Surbiton, KT6 6JH (Title SGL811058)

Three-bedroom semi-detached house in poor condition with front and rear gardens – Accessed via a private road – Council Tax Band E

Plot size: 0.090 acres

GIA: TBC

8 Kingsdowne Road, Surbiton, KT6 6JZ (Title SY260080)

Detached property currently in use as a care home (use class C2)

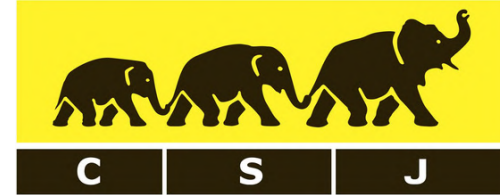
The condition is fair although upgrading is required – Council Tax Band H

Plot size: 0.590 acres

GIA: Approximately 550 Sqm

Total combined plot size: 0.770 acres





Planning

A search of the planning portal shows no current / recent applications on any of the subject properties

Interested parties should rely on their own investigations to the local planning authority. Royal Borough of Kingston Upon Thames

Planning restrictions

Green Belt - No
Flood Zone - No
Conservation Area - No
Article 4 Area - No

EPC Ratings

8 Kingsdowne Road - Energy Rating C
17 & 19 Chamberlain Way - Energy rating D - Potential B

Viewings

Strictly by appointment only through sole agents Christopher St James

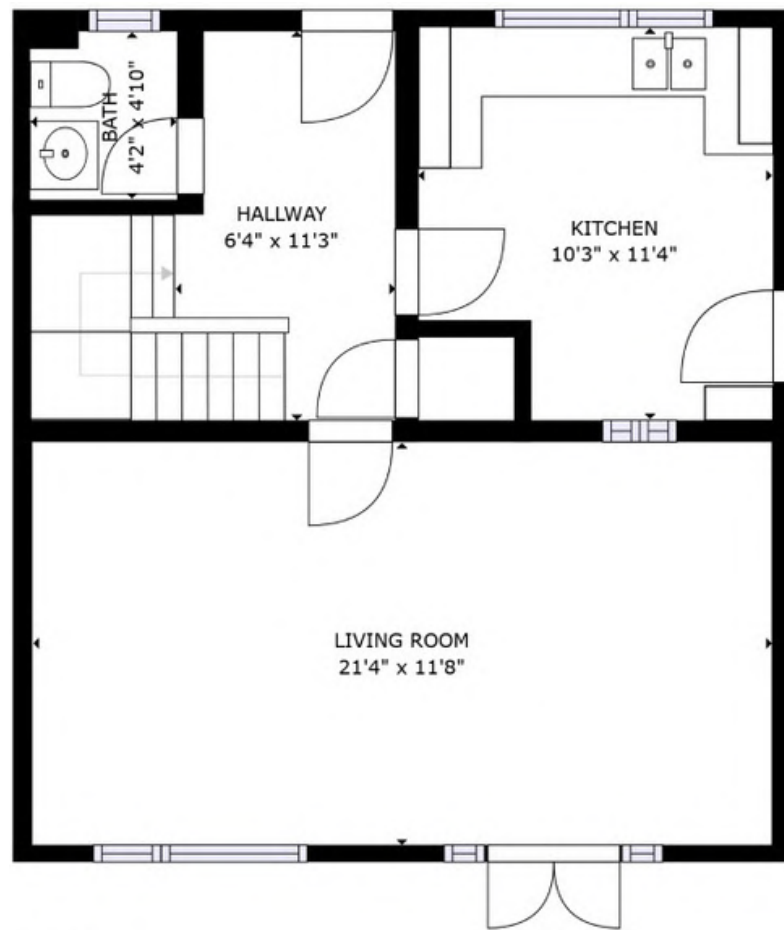
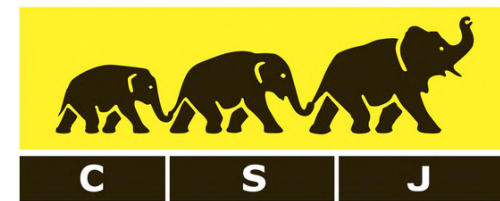
Terms

Offers In Excess of £3,000,000 Freehold are sought

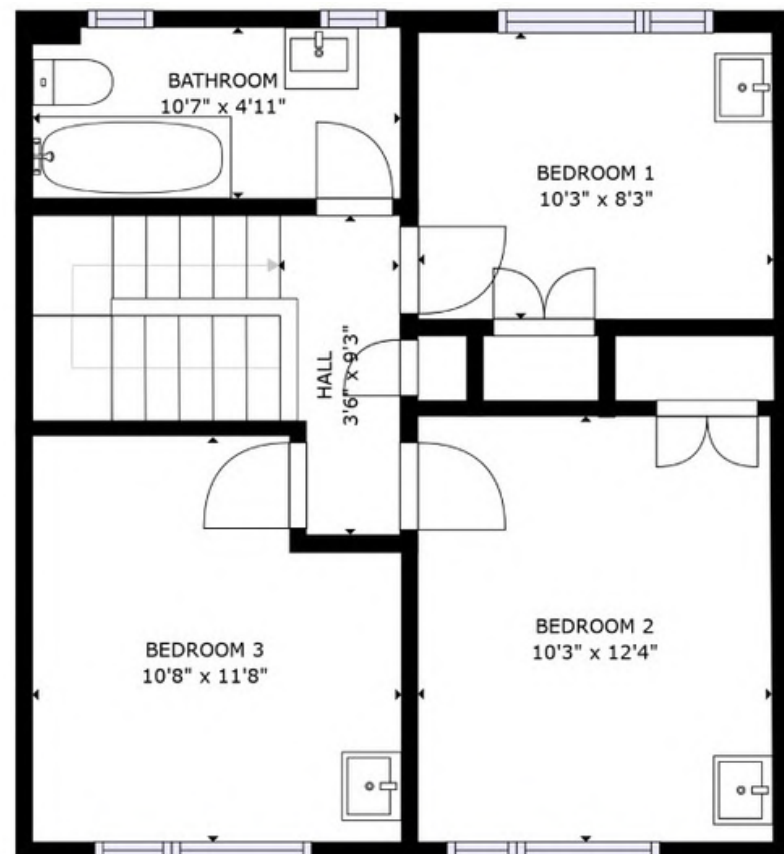
Be advised that conditional offers subject to planning are not being considered

Vacant possession will be provided on completion





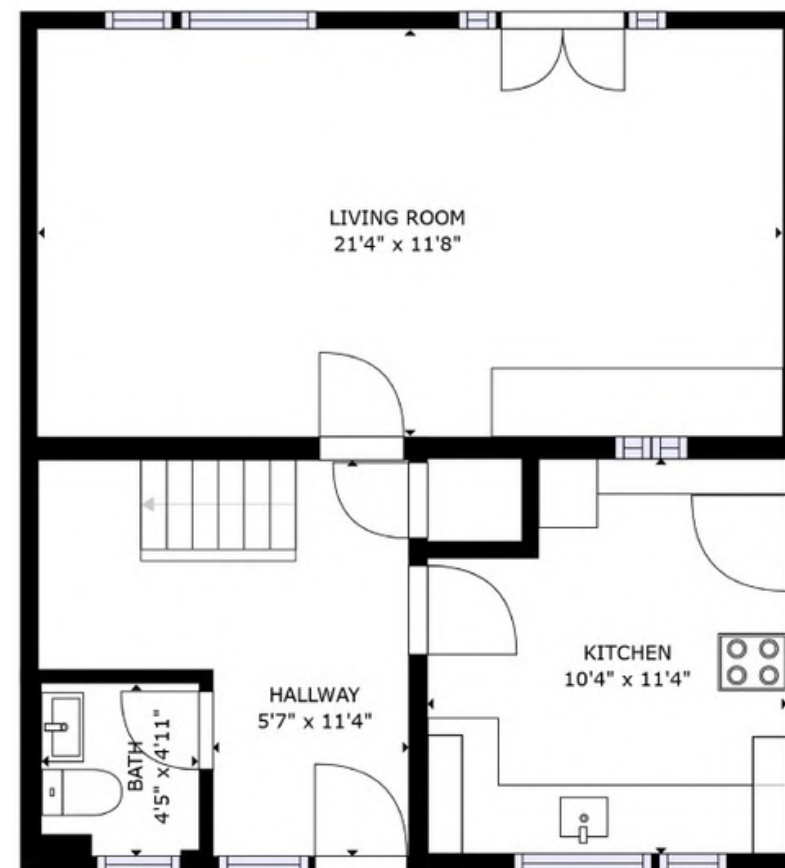
FLOOR 1



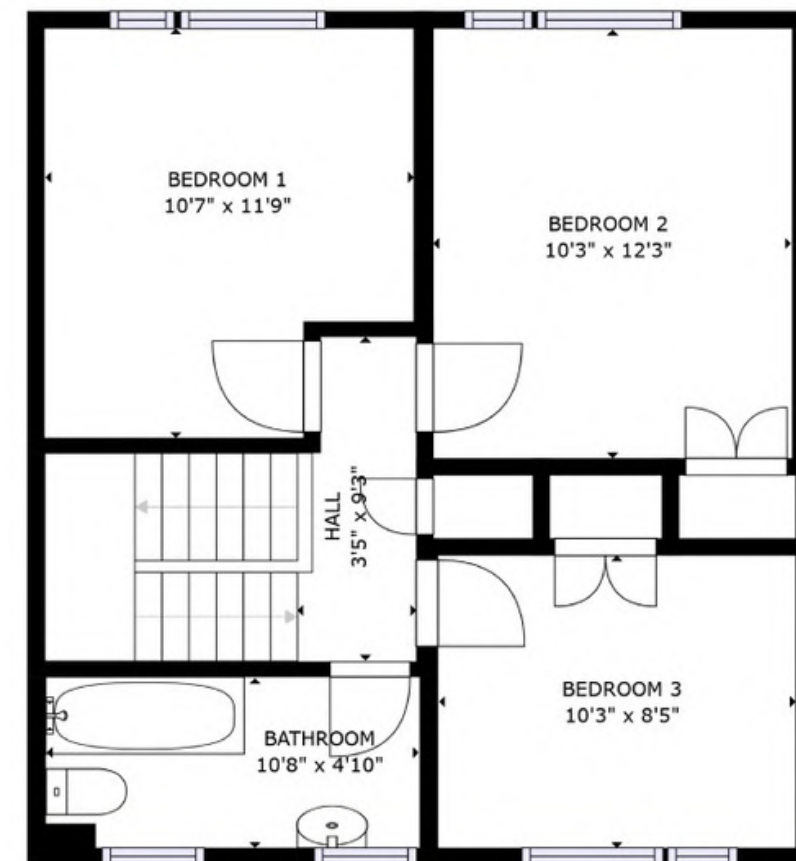
FLOOR 2

17 Chamberlain Way
GROSS INTERNAL AREA
FLOOR 1: 505 sq. ft, FLOOR 2: 501 sq. ft
TOTAL: 1006 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



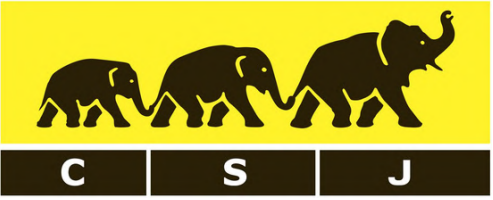
FLOOR 2

19 Chamberlain Way

GROSS INTERNAL AREA
FLOOR 1: 507 sq. ft, FLOOR 2: 504 sq. ft
TOTAL: 1011 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Kingsdown Road, KT6 6JZ

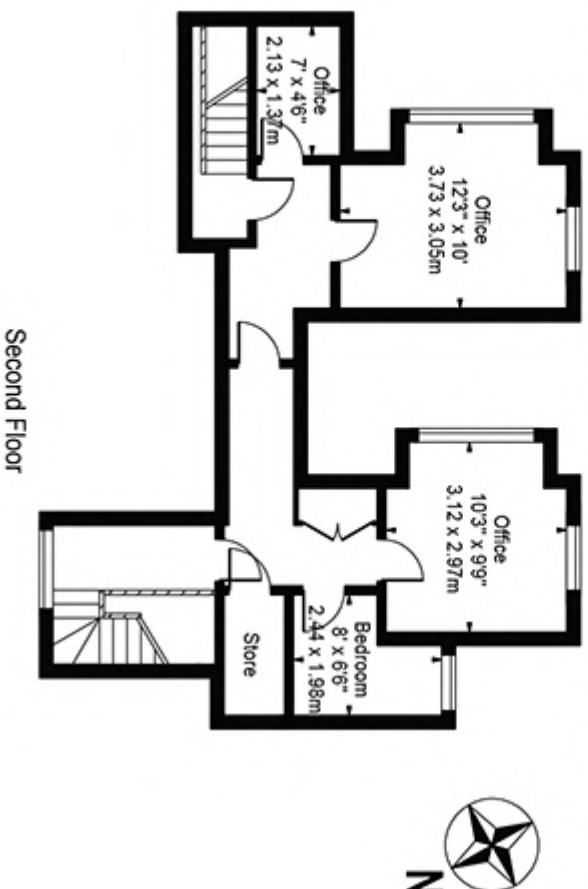
Approx. Gross Internal Area 5439 Sq Ft - 505.30 Sq M
(Excluding Garage, Store1, Store2, Store3 & Void)

Approx. Gross Internal Area Of Garage 265 Sq Ft - 24.58 Sq M

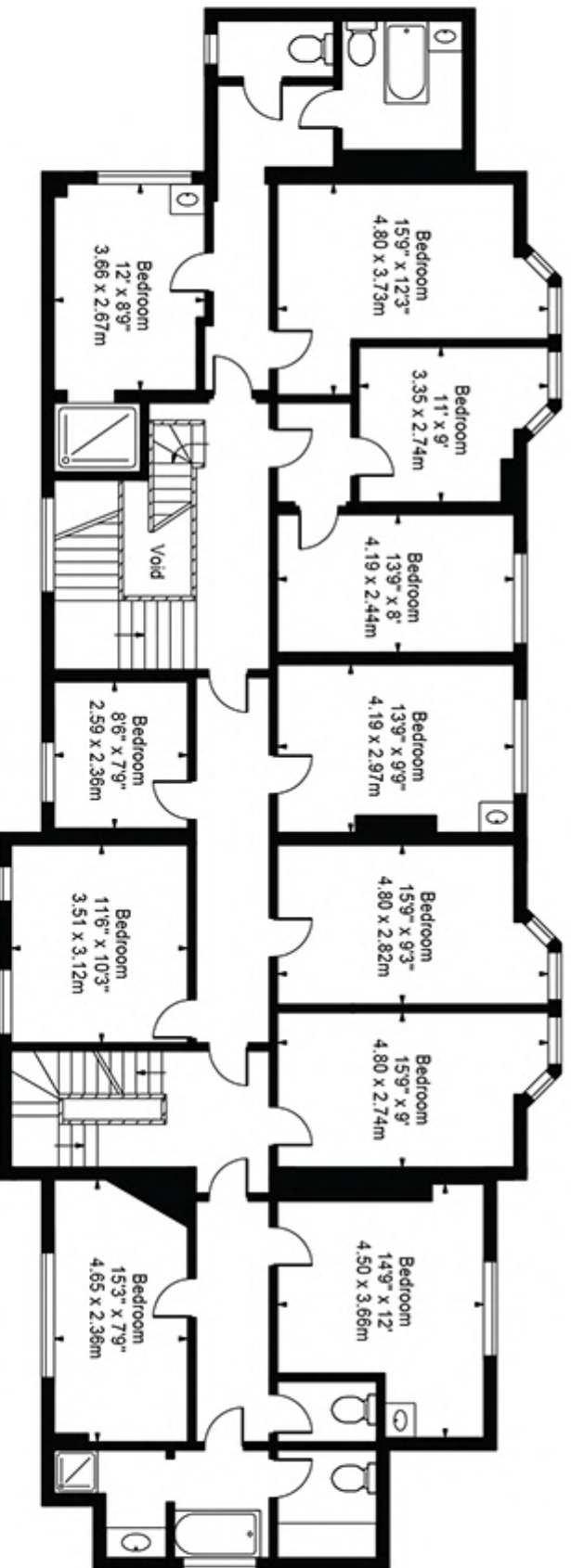
Approx. Gross Internal Area Of Store 1 74 Sq Ft - 6.83 Sq M

Approx. Gross Internal Area Of Store 2 30 Sq Ft - 2.78 Sq M

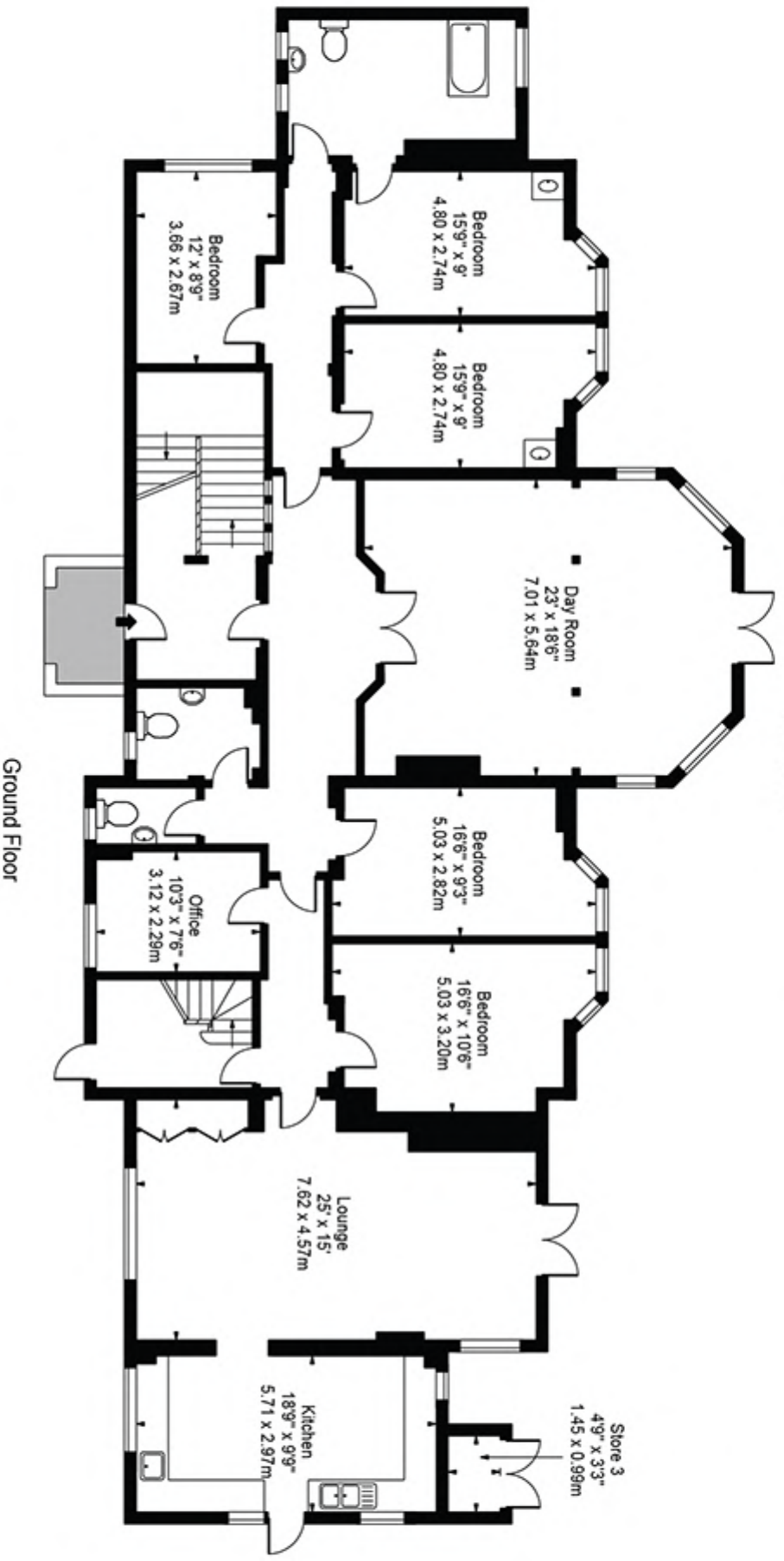
Approx. Gross Internal Area Of Store 3 16 Sq Ft - 1.44 Sq M



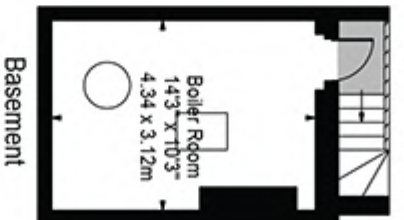
Second Floor



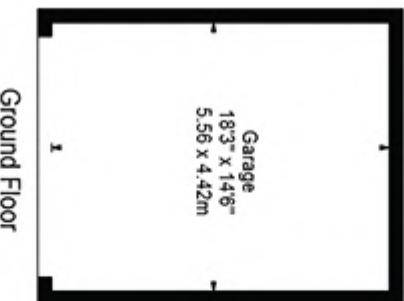
First Floor



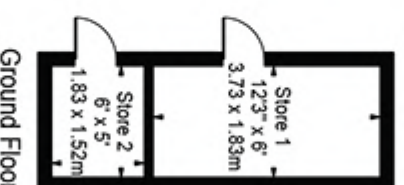
Ground Floor



Basement



Ground Floor



Ground Floor

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.

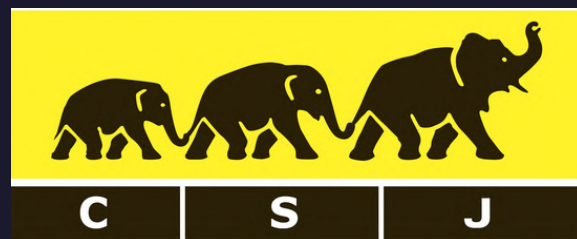
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

● ● ● Contact Us

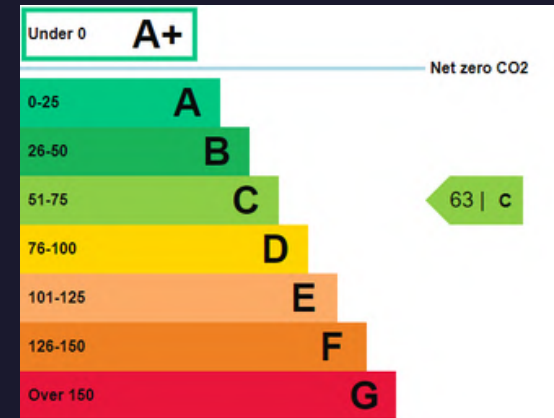
Christopher St James
61 High Street
Colliers Wood
London SW19 2JF

020 8296 1270
Info@csj.eu.com

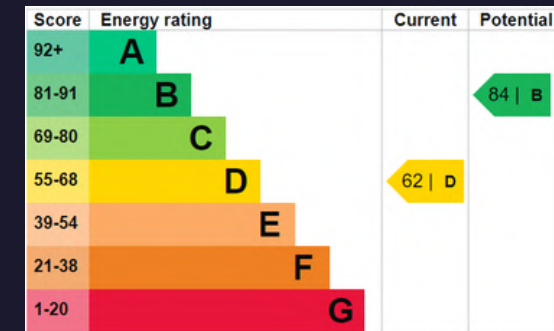
www.csj.eu.com



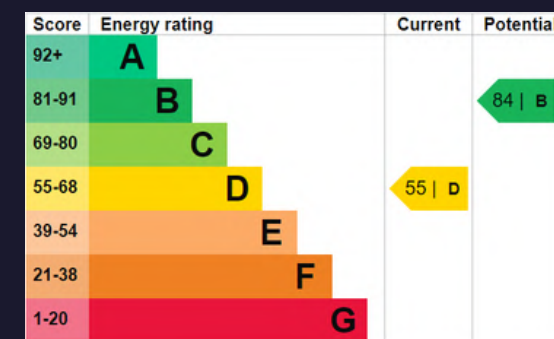
8 Kingsdowne



17 Chamberlain



19 Chamberlain



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