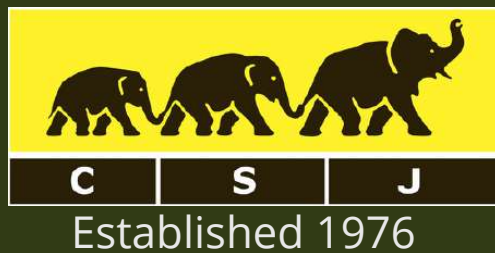




**FOR SALE**

**20 Gloucester Road  
Kingston KT1 3SJ**

INVESTMENT / DEVELOPMENT OPPORTUNITY





## The Property

**SGL229582**– 20 Gloucester Road KT1

Detached and extended privately owned 7 bedroom house

Approx GIA 371 sqm (3,995 sq ft)

**Plot size:** 0.192 acres

## Location

- The property is situated at the Northern end of Gloucester Road close to its junction with Coombe Lane West
- The centres of Kingston, Richmond and Wimbledon are all easily reached with good bus and rail links.
- Richmond Park is just 0.8 miles away and offers around 2,500 acres of open space and is one of London's Royal Parks, known for its wild deer.
- Norbiton railway station is just 0.2 miles away providing a regular link to London Waterloo (25 mins) with approx. four trains an hour at peak times.
- The property is also conveniently located for several highly regarded local schools including Rokeby, Tiffin, Coombe Girls (Outstanding) Coombe Hill Juniors (Outstanding) and Kingston Grammar.





## No 22 Gloucester Road (next door)

CSJ are also instructed to sell the neighbouring property at No 22

A substantial detached property currently let as an HMO – Potential change of use or redevelopment STP. See further information [HERE](#)

Joining the sites increases the overall plot to 0.585 acres

## Planning

Existing property: C3 Residential

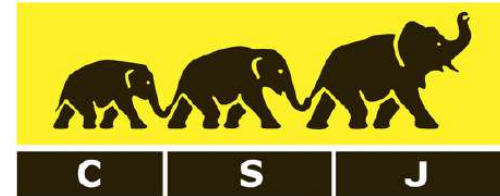
In 2018 a planning application on both 20 & 22 Gloucester Road was submitted to the Royal Borough of Kingston Upon Thames and subsequently refused for ...

Demolition of the existing buildings and the erection of a three/four-storey building comprising nineteen apartments and a terrace of five two/three-storey dwellings with access, parking and amenity space. REF: 18/14391/FUL

Desktop research on the planning portal shows no other recent application within the last 10 years – Interested parties must rely on their own investigations to the the local authority







Planning Restrictions

Listed building – No  
Flood Zone – No  
Conservation Area – No  
Artical 4 Area – No  
Interested parties should rely on their own investigation to the local authority

Other Information

Council Tax Band: G  
Energy Performance: D

Viewings

Strictly by appointment only

Contact sole agents Christopher St James

020 8545 0591 – developments@csj.eu.com

Terms (No 20 only)

Guide Price £2,000,000 for the Freehold interest with vacant possession

Subject to planning offers will also be considered



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   c
55-68	D	60   d	
39-54	E		
21-38	F		
1-20	G		



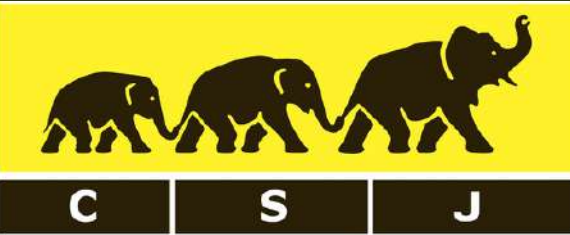


Contact us

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