



**2 HOTHAM ROAD MEWS
WIMBLEDON, LONDON SW19**

Offers in excess of £250,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Detached office building with flat roof and outside space - Planning granted by London Borough of Merton planning ref: 21/p1688 to convert the existing space and create a 1 bed house

No CIL charges or 106 Payments

LOCATION

The development is situated equal distance (0.3 miles) to both South Wimbledon and Colliers Wood underground stations and just a short distance to Central Wimbledon

This development is also situated very close to a plethora of local amenities, including Center Court Shopping Center, a large Sainsbury's and M&S for groceries, and Merton Abbey Mills, an 18th century crafts market, The Priory Retail Park and The Tandem Centre

The open spaces of Abbey Recreation Ground, Haydons Park and South Park are within walking distance together with the expanses of Wimbledon Common which are a short bus ride away.

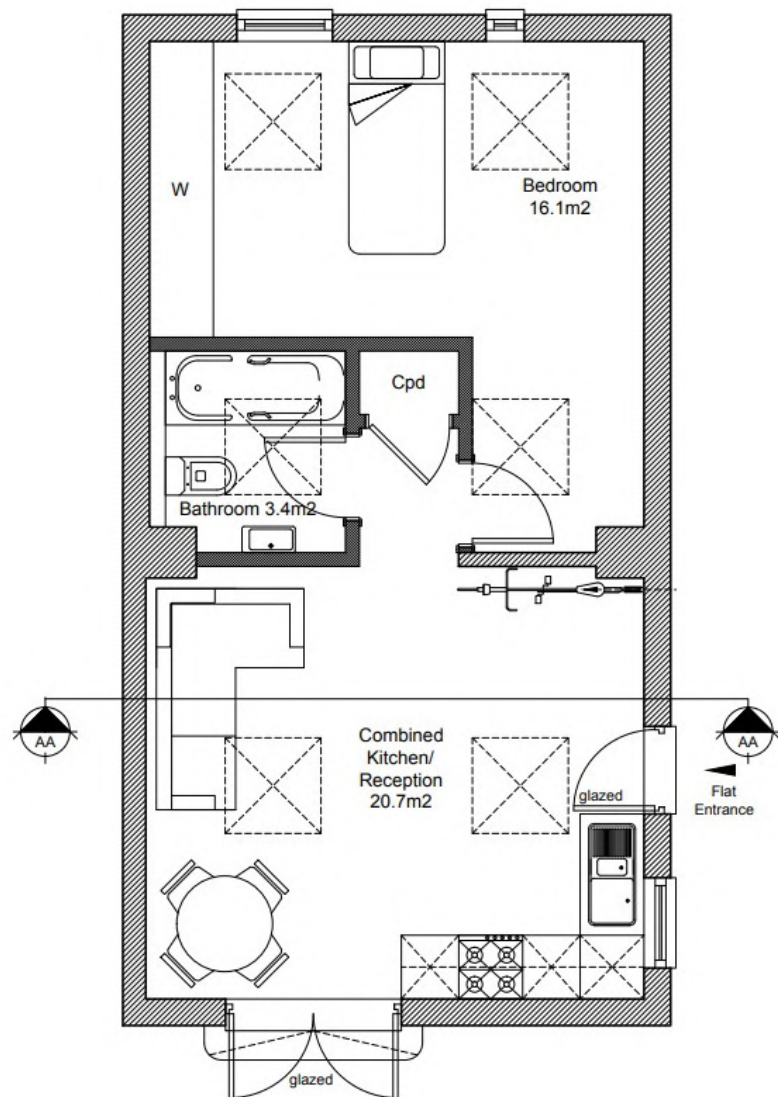
Local schools include

Singlegate Primary 0.4 miles - Ofsted rating: Outstanding

Merton Abbey Primary 0.3 miles - Ofsted rating: Good

All Saints CofE Primary 0.2 miles - Ofsted rating: Good





Proposed Floor Plan



TERMS

Offers are invited in excess of £250,000 for the freehold interest with vacant possession

VIEWING

TContact Sole Agents Christopher St James 020 8545 0591

THE SMALL PRINT

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