



**LAND AT REAR, 56 CLAPHAM COMMON  
SOUTH SIDE, CLAPHAM, LONDON, SW4 9DA**

*Offers In Excess Of £250,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**

## Description

1 Bed single storey building beneath a flat roof with outside space and planning to create a modern 1 bed flat with courtyard

## Location

The site sits to the rear of 56 Clapham Common Southside with frontage onto Elms Road with easy access to transport links such as Clapham Common/Clapham South tube stations

## Planning

Permission for Demolition of the existing building and erection of a new one-bedroom residential building subject to a Signed 106 Agreement.

Ref: 23/00081/FUL

Local Authority : Lambeth Council

## Terms

Offers are invited in excess of £250,000

CIL: £0

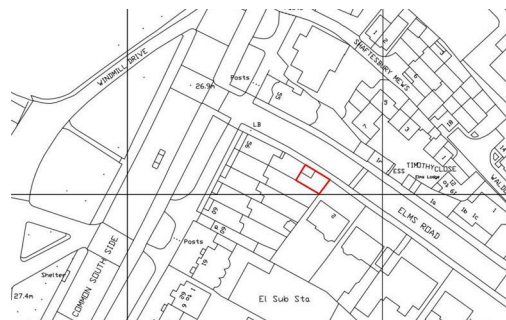
S106: Car free

## Viewings

Contact sole agents Christopher St James 020 8296 1270

## Data Room

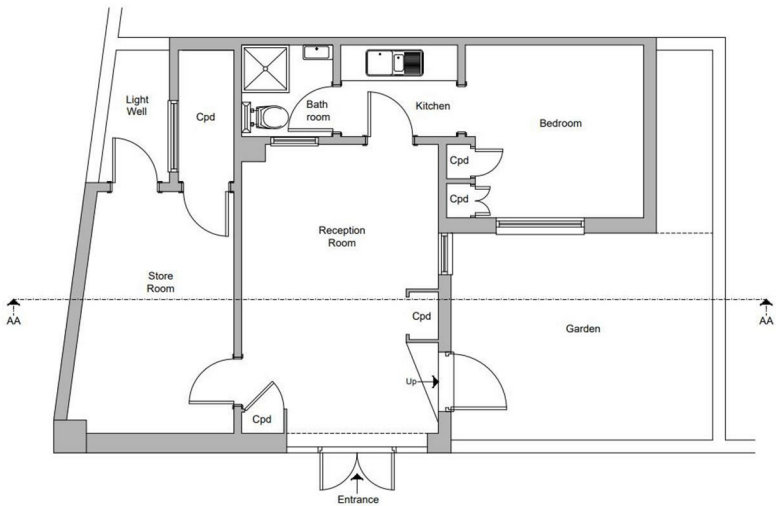
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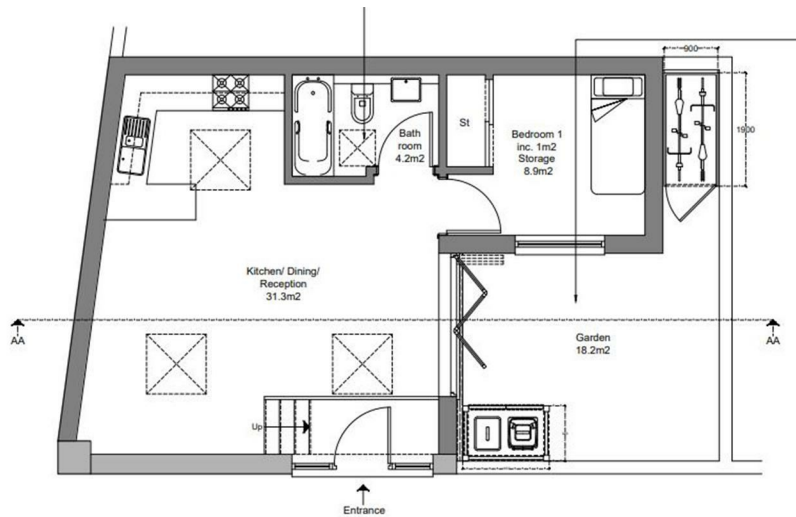
## THE SMALL PRINT

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- 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.



Existing Ground Floor Plan



Proposed Ground Floor Plan 1B1P - 44.4m2

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



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