



**184B KINGSTON ROAD, WIMBLEDON,
LONDON, SW19 3NU**

Offers In Excess Of £500,000 Freehold



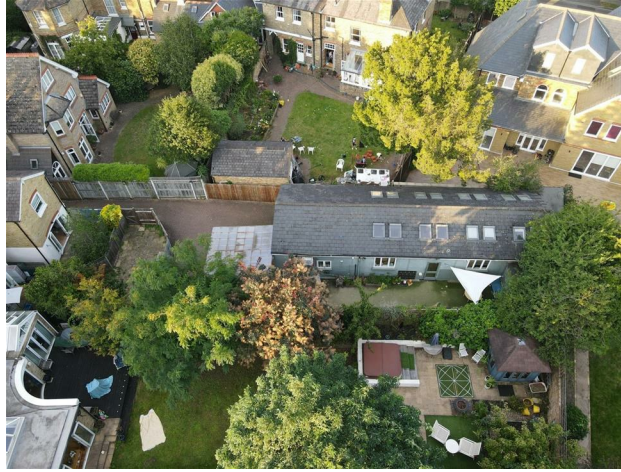
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

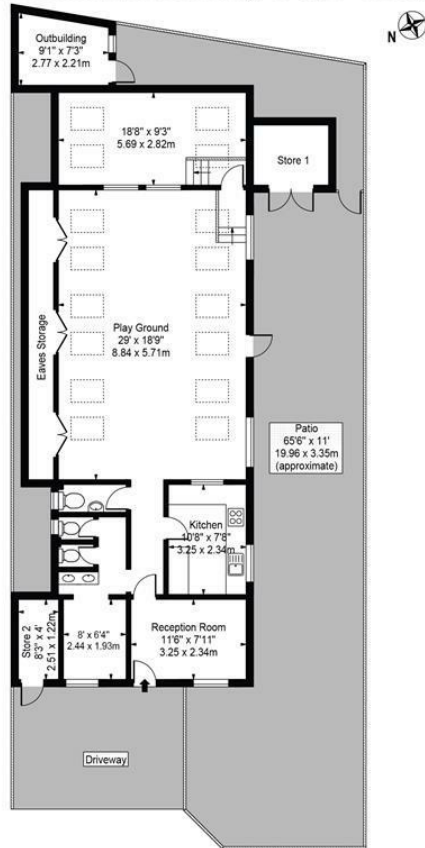
info@csj.eu.com



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Kingston Road, SW19
 Approx. Gross Internal Area 1184 Sq Ft - 110.00 Sq M
 (Including Eaves Storage Excluding Outbuilding & Stores)
 Approx. Gross Internal Area 1111 Sq Ft - 103.22 Sq M
 (Excluding Eaves Storage, Outbuilding & Stores)
 Approx. Gross Internal Area Of Store 2 33 Sq Ft - 3.06 Sq M
 Approx. Gross Internal Area Of Outbuilding 59 Sq Ft - 5.48 Sq M



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.

Description

!! Under Offer !! Freehold opportunity for sale comprising single storey brick built building beneath a pitched roof - GIA approximately 110 Sqm

The property is currently operating as a day nursery and would suit continued use or alternative uses STP including residential.

The plot size 295 Sqm and is accessed via a right of way to the side of 184

Location

Located to the rear of 184 Kingston Road just a short distance to Central Wimbledon

Nearest stations:

Merton Park Tram Stop 0.3 miles

Wimbledon Chase BR Station 0.4 miles

Access to main road networks via the A3 1.9 miles

Planning

Current use class: E

Conservation Area: Yes

PTAL: 3

Listed Building: No

Terms

Offers in excess of £500,000 Freehold

VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1273 alternatively by email

info@csj.eu.com

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 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.

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