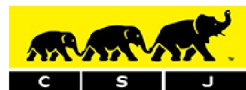




149 KINGSTON ROAD, WIMBLEDON,  
LONDON, SW19 1LJ

*Offers In Excess Of £100,000 Leasehold*



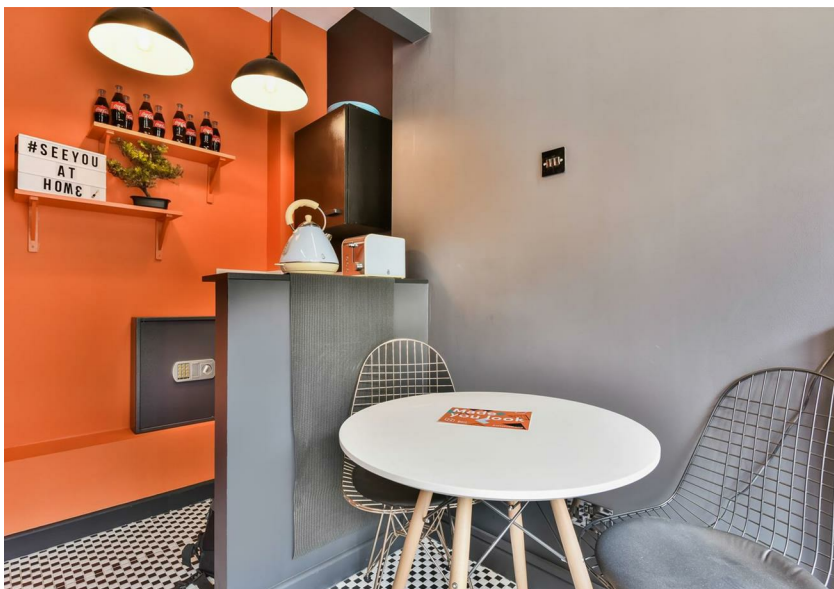
**CHRISTOPHER ST. JAMES**  
Established 1976

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

Ground floor commercial unit with w/c, the property was recently refurbished for use as office although may suit alternative uses

### Location

The property is situated within a mixed use parade just 0.3 miles from Central Wimbledon and has a selection of transport links nearby  
Wimbledon Station: 0.6 miles offers District line underground services, Thameslink and South Western Rail services  
Tramlink: 0.1 miles with services from Wimbledon to Beckenham Junction

### Terms

Offers in excess of £100,000

Leasehold: 978 years

### VIEWINGS

Viewings available daily

Please contact our Commercial team on 020 8296 1273 alternatively by email [info@csj.eu.com](mailto:info@csj.eu.com)

### 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.

**Christopher St James**  
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Colliers Wood  
London  
SW19 2JF



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