



**LAND REAR OF, 916 GARRATT LANE,  
TOOTING, LONDON, SW17 0ND**

***Offers In Excess Of £235,000 Freehold***



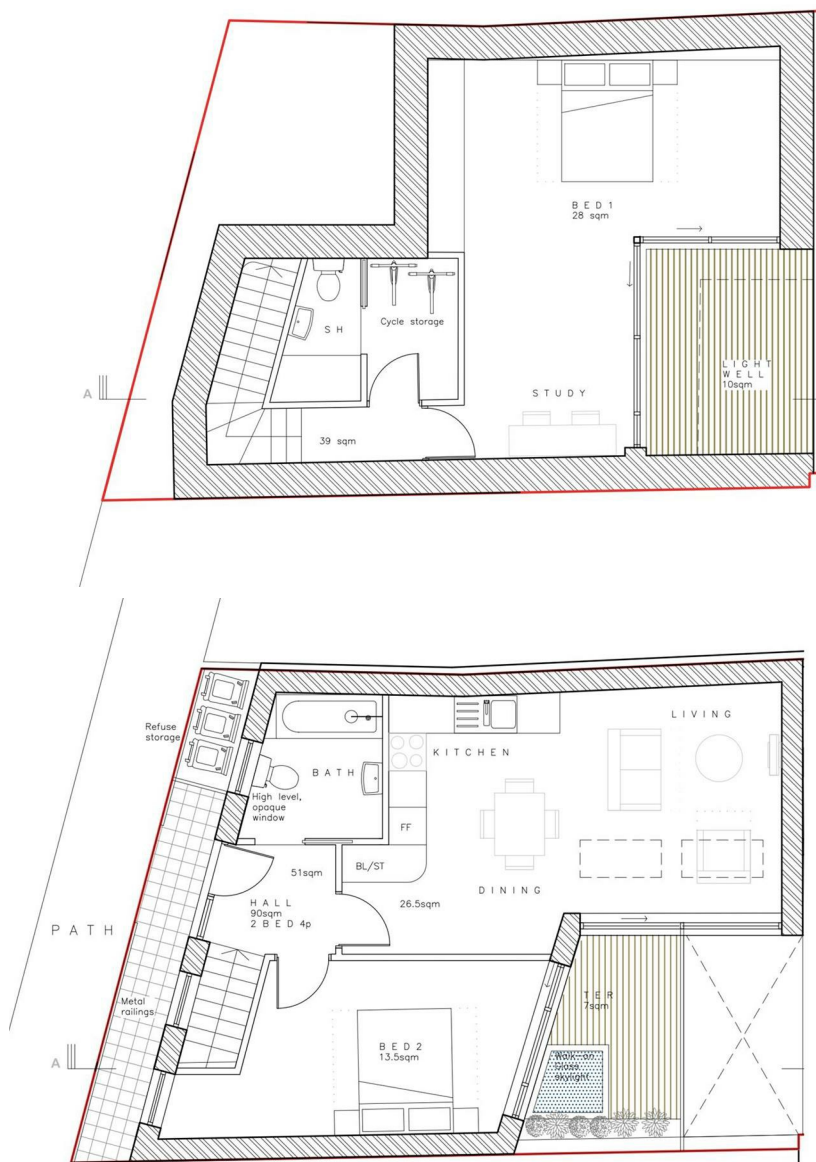
**CHRISTOPHER ST. JAMES**  
Established 1976

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

A freehold single build plot for sale with planning granted.

The new 2 bed dwelling will be 90 Sqm with entrance hall, open plan lounge / kitchen and family bathroom at ground floor level and a further bedroom, shower room and storage at lower ground level. The property will also benefit from a private terrace area.

The site is prepped and ready to build as the current owners have already discharged conditions, paid CIL, Cleared the site, carried out soil tests and finished the engineers drawings.

## Location

The new access and address will be Garratt Terrace which is situated in the heart of Tooting Broadway just 0.2 miles from the Northern Line Underground Station

## Viewings

Drive by viewing of the site is possible, Internal inspections need to be arranged through sole agents Christopher St James 020 8545 0591

## Planning

Wandsworth Borough Council ref: 2019/5582

## CGI of proposed



## 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.