



**152 - 154 QUEENS ROAD, WIMBLEDON,  
LONDON, SW19 8LX**

**Guide Price £1,800,000 Freehold**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

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

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## Description

Freehold consented development site for sale

The existing site is 829.6 sqm and occupied by a number of single storey workshops and garages which will be vacant upon completion

## Location

The site is located just 0.5 miles from Central Wimbledon with its array of shops, bars and restaurants, underground, overground and tram services

## Planning

Planning granted by Merton Council for

Demolition of the existing buildings and erection of three terraced houses with private amenity space, recycling and cycle storage and associated parking

## Proposed accommodation

The proposed dwellings boast four beds, three bathrooms and two reception rooms over three floors

Unit 1 (West) - 2784 sq ft

Unit 2 (Centre) - 2842 sq ft

Unit 3 (East) - 2348 sq ft

## Terms

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## Data Room

Further information is available in our data room

Access code: queen2

## Viewings

Strictly by appointment

Contact sole agents Christopher St James 020 8296 1270

## THE SMALL PRINT

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- 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.
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