

**DEVELOPMENT PLOT
PLANNING GRANTED**

**FOR SALE
SIDE PLOT, 73 CAVENDISH ROAD
COLLIERS WOOD, SW19 2EY**



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Development opportunity with planning granted for a new build 2-bedroom dwelling

The site is currently occupied by a garage to the side existing house and land surrounding.

LOCATION

The property is situated on Cavendish Road at its junction with Norfolk Road in the heart of Colliers Wood

The immediate surrounding area is residential and access to the local recreational park is opposite offering open space, sports facilities and children's play area.

The Tandem Centre is a short walk away, a large retail park with stores such as TK Max, JD Sports, Next, Boots, New Look, Lidl and Sport Direct, adjacent is also the large Sainsburys & M&S Supermarkets

Nearest Stations:

Colliers Wood (0.3 miles) - Northern Line Underground Services

Tooting (0.6 miles) - Thameslink Services



PLANNING

Merton Borough Council ref: 24/P1211

- Planning granted 26th June 2024 for erection of a part single, part two storey side extension with a dormer window to the rear roofslope to provide a new 2 bed / 3 person dwelling



TERMS

Unconditional offers are invited

Offers in excess of £220,000

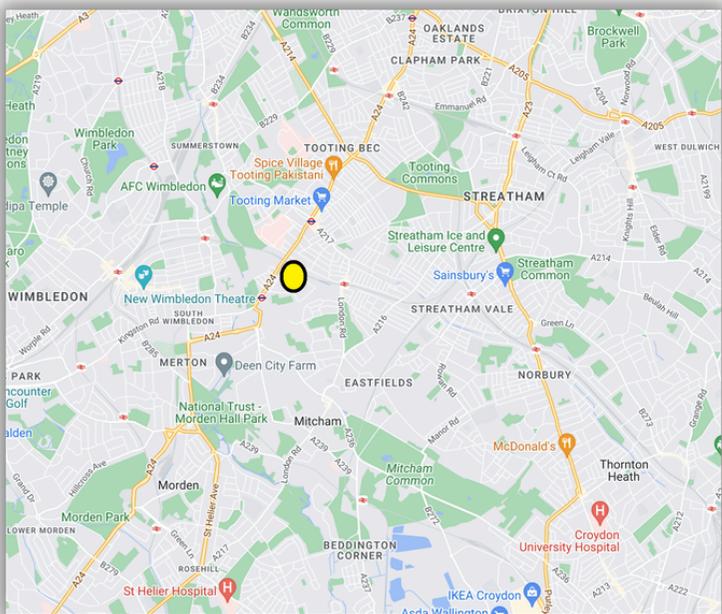
VIEWING

The site is visible from the roadside, Internal access is by appointment only

Contact Sole Agents Christopher St James 020 8545 0591

ADDITIONAL INFORMATION

Council: London Borough of Merton



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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