



**257A QUEENS ROAD, WIMBLEDON,  
LONDON, SW19 8NY**

***Guide Price £250,000 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

Consented development opportunity for sale  
Existing two storey commercial property with planning granted for conversion to residential creating a 57.4 sqm residential dwelling

## Location

The property is situated in the desirable South West London area of Wimbledon close to local shops and amenities.  
Transport links are provided by Wimbledon underground (District Line) & rail station 0.9 miles and Haydons Road rail station just a stones throw away

## Planning

Merton Borough Council granted permission on 24th June 2024 ref: 24/P0639 for ...  
Change of use from B8 warehouse to C3 residential and extensions to building

## Services

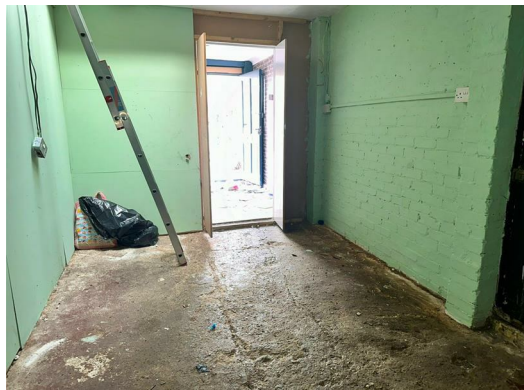
We are informed by the sellers that water and electricity connections are on site but this has not been checked by CSJ

## VAT

The property is not elected for VAT

## Viewing

Contact sole agents  
Christopher St James 020 8296 1273



## 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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