

**INVESTMENT / DEVELOPMENT
PLANNING GRANTED**



**4 WILTON ROAD, COLLIERS WOOD
LONDON SW19 2HB**

Guide Price £1,250,000



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Investment / Development / Family Home / HMO or alternative uses STP

The existing property is a semi detached house with 8 rooms, 2 kitchens, 3 bathrooms, basement, garage, and out building. GIA circa 292 sqm - The property is in basic condition and needs refurbishment

LOCATION

Located in the heart of Colliers Wood, this property offers a prime residential opportunity with excellent transport links. The nearest Tube station, Colliers Wood, is approximately 590 yards away (a 7-minute walk), providing direct connections to central London via the Northern line.

Tooting Railway Station is about 740 yards away, offering services on the Thameslink and Southern networks. The area is well-served by several bus routes, including connections to Wimbledon, Kingston, and Tooting. This location is ideal for those seeking a convenient and accessible living environment with easy access to local amenities and transport links.

PLANNING

Merton council granted planning for extension and conversion of the existing building to create 6 x self contained flats with amenity space

A variation has now been submitted and is pending approval for lightwells to basement allowing for reconfiguration of the approved scheme to create 7 x self contained flats

DATA ROOM

Full plans and further information found in the data room on our website [HERE](#) - Access Code: wilton1

TERMS

Guide price £1,250,000 - CIL £83,000

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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