



249 HAYDONS ROAD, WIMBLEDON,
LONDON, SW19 8TY

Guide Price £525,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

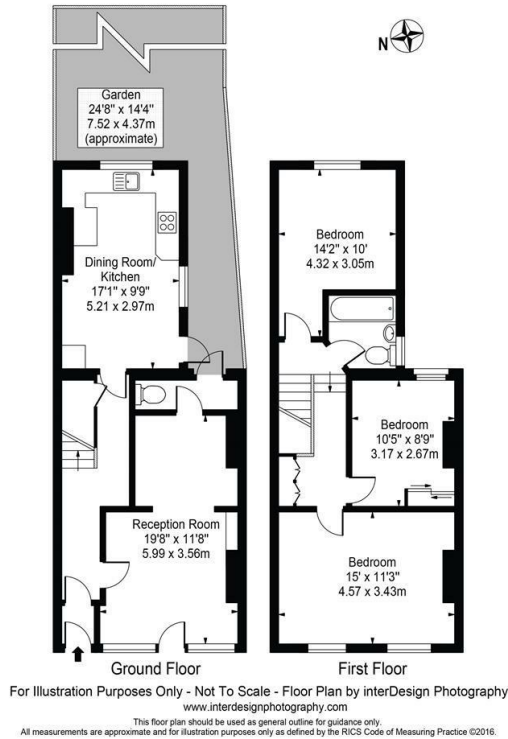
Residential / Commercial / Land & Development

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Haydens Road, SW19
Approx. Gross Internal Area 1036 Sq Ft - 96.25 Sq M



Description

Investment / development opportunity for sale
Mid terrace unbroken freehold comprising retail space and three bedroom flat above with garden area to the rear.

The property offers potential subject to the relevant planning consents to extend and convert the existing building increasing the number of residential units and possible change of commercial space to residential also

Location

The property is exceptionally well positioned for public transport.
Haydens Road station is just minutes away and provides Thameslink services toward Central London and Sutton.

Wimbledon station is approximately about 16 minutes walk offering National Rail, District Line Underground, and Tramlink connections for fast access to London Waterloo (approximately 16–18 minutes by train) and citywide destinations.

South Wimbledon Underground station (Northern Line) is around 12 minutes' walk providing direct access to central and northern parts of London.

Terms

Unconditional offers only are being sought in excess of £525,000

Viewings

Contact sole agents Christopher St James 020 8545 0591

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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