



554 KINGSTON ROAD, RAYNES PARK,  
LONDON, SW20 8DR

*Offers Over £500,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

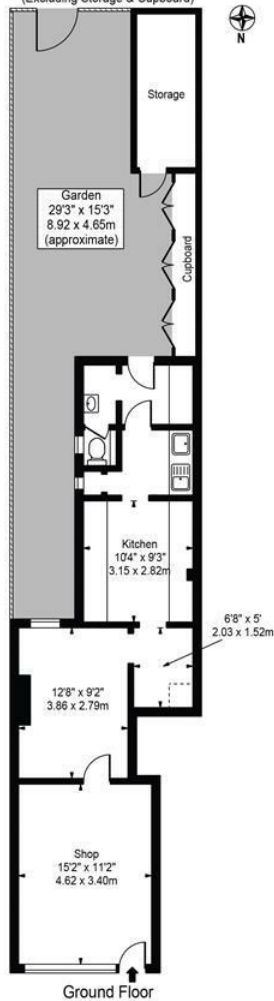
Residential / Commercial / Land & Development

020 8296 1273

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

[info@csj.eu.com](mailto:info@csj.eu.com)

Kingston Road,  
Raynes Park, SW20 8DR  
Approx. Gross Internal Area 537 Sq Ft - 49.89 Sq M  
(Excluding Storage & Cupboard)



Ground Floor  
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Location

Situated within a mixed use parade the property is ideally positioned for transport links. Raynes Park station is just 400 metres away (approximately 5 minutes' walk) and offers frequent South Western Railway services to London Waterloo in around 21–23 minutes, as well as direct trains to Guildford, Dorking, and other Surrey destinations.

Wimbledon Chase station is 700 metres away (about 9 minutes' walk) with Thameslink services to Sutton and Central London via Blackfriars. Wimbledon station, 1.8 km from the property (approximately 22 minutes' walk), provides mainline, District Line Underground, and Tramlink connections, giving fast access to Central London and beyond. This location is perfect for commuters seeking quick and convenient travel across London and the South East.



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61 High Street  
Colliers Wood  
London  
SW19 2JF

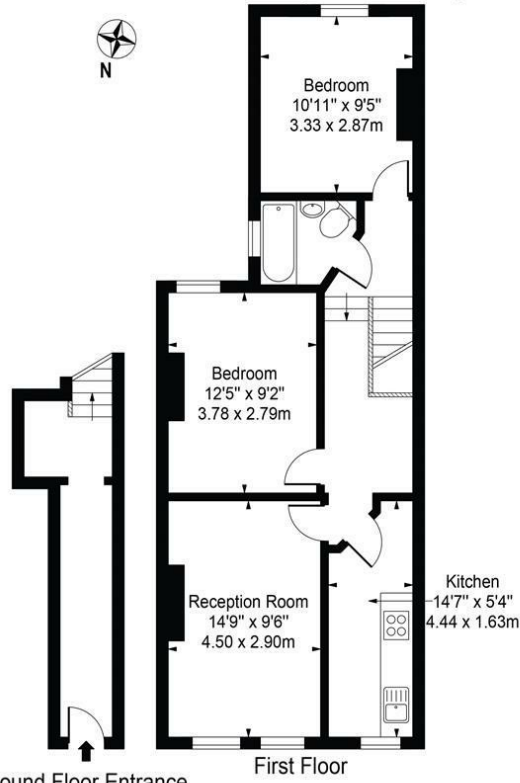


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Kingston Road,  
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Approx. Gross Internal Area 671 Sq Ft - 62.34 Sq M



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## Description

Investment / Development opportunity for sale  
Vacant mid terrace freehold property comprising ground floor commercial space previously occupied and run as an Indian take away with yard / garden space to the rear with an unmodernised two bedroom flat at first floor with its own separate / private entrance from the front

Many nearby properties have undergone redevelopment, with extensions added both above and to the rear. These projects have increased the number of residential units, and in several cases, the commercial space has also been converted into additional flats.

## Terms

Offers in excess of £600,000  
Subject to planning offers are not being considered

## VIEWINGS

Viewings available daily  
Please contact our residential team on 020 8296 1273 alternatively by email [info@csj.eu.com](mailto:info@csj.eu.com)

## 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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