



249 HAYDONS ROAD, WIMBLEDON,
LONDON, SW19 8TY

Guide Price £525,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

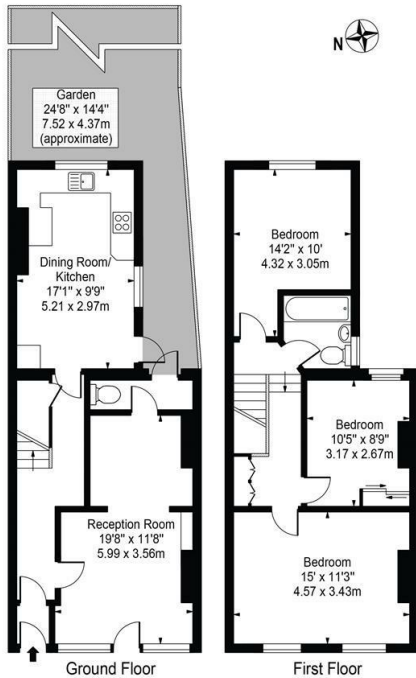
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Haydens Road, SW19

Approx. Gross Internal Area 1036 Sq Ft - 96.25 Sq M



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.



Description

Investment / development opportunity for sale

Mid terrace unbroken freehold comprising retail space 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.
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