



**343 / 345 HAYDONS ROAD, WIMBLEDON,
LONDON, SW19 8LA**

Offers In Excess Of £1,250,000 Freehold



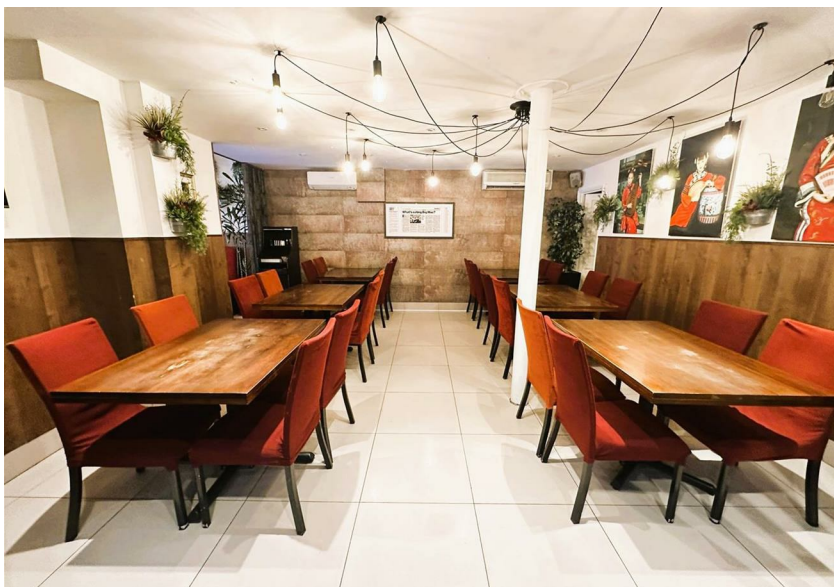
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Investment / development opportunity for sale

Mid terrace unbroken freehold comprising ground floor restaurant and two separate self contained flats above.

The ground floor has been opened up to form a double fronted premises trading as a successful family-run restaurant.

The property offers potential subject to the relevant planning consents to extend and convert the existing building increasing the number of residential units.

Location

The property is exceptionally well positioned for public transport.

Haydons Road station is just minutes away and provides Thameslink services toward Central London and Sutton.

Wimbledon station is approximately about 20 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 10 minutes' walk providing direct access to central and northern parts of London.

Tenancies

Ground floor: Sold with vacant possession

343a: Let on a single AST @ £1,650 pcm (£19,800 pa) - Expired and holding over

345a: Let as 3 rooms on individual ASTs @ £1,775 pcm (£21,300 pa) - Two holding over the other let for 12 months from 01/08/25 with 6 month break clause

Planning

In 2024 the sellers submitted a planning application for extension / conversion creating a total of 10 units (inc commercial) which was incomplete and therefore withdrawn by the local authority.

Subject to the relevant consents we feel an additional 2 floors is possible with precedent already being set on a neighbouring building.

Services

Not checked



Terms

Unconditional offers only are being sought in excess of £1,250,000

Data Room

Further information found in the data room including

- ASTs
- Gas Certificates
- EICR
- Asbestos survey
- Fire risk assessment
- Planning

Access code: haydons1

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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