



1 APPROACH ROAD, LONDON, SW20 8BA

Offers In Excess Of £550,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



Description

The property benefits from both front and side access points

Ground Floor: 103 sq.m. (1108 sq.ft)

There is not outside space with the property.

Location

Raynes Park station is just 0.2 miles (approximately 4 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 0.7 miles (about 14 minutes' walk) with Thameslink services to Sutton and Central London via Blackfriars.

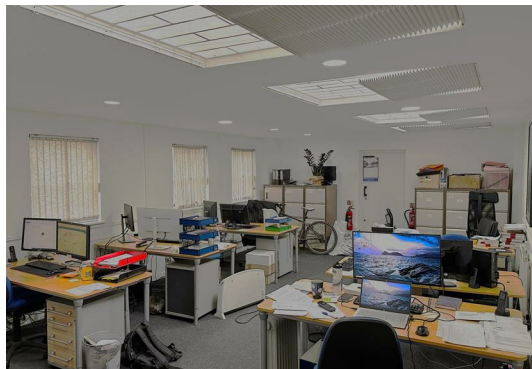
Wimbledon station, 1.3 miles from the property (approximately 30 minutes' walk), provides mainline, District Line Underground, and Tramlink connections, giving fast access to Central London and beyond. This location is perfect for commuters seeking quick and convenient travel across London and the South East.

Planning

Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF

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Terms

Unconditional offers in excess of £550,000 are invited

Viewing

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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