



1 APPROACH ROAD, LONDON, SW20 8BA

Offers In Excess Of £550,000 Freehold



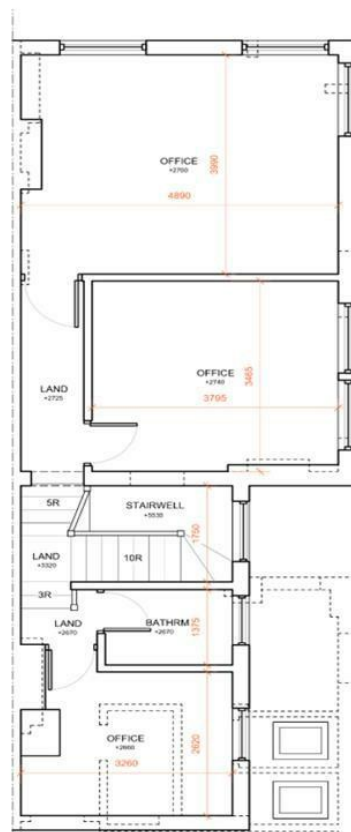
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Prominent end terrace freehold for sale of interest to developers / investors & occupiers
Comprises retail space to the front with W/C and separate kitchen and open plan office to the rear at ground floor level with three further office rooms and bathroom at first floor.

The property benefits from both front and side access points

Accommodation

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

First Floor: 56.5 sq.m. (608 sq.ft)

There is not outside space with the property.

Parking is on street

Location

The property occupies a corner position on Approach Road at its junction with Prince Georges Road and is situated within a mixed use parade ideally positioned for transport links.

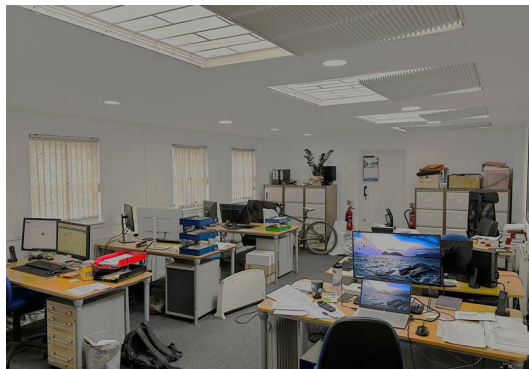
Raynes Park station is just 0.2 miles (approximately 4 minutes' walk) and offers frequent South Western Railway services to London Waterloo in around 21–23 minutes, as well as direct trains to Guildford, Dorking, and other Surrey destinations.

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 Tramlank 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

The unit would suit a variety of alternative uses including residential subject to the relevant consents.



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.
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