



**LAND AT MOTSPUR PARK
(R), NEW MALDEN, KT3**
C D I
£675,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

**** Single build plot for sale with planning granted ** Pre commencement conditions discharged and ready to build ****

This cleared parcel of land benefits from planning consent to construct a brand new 2,500 sq ft four / five bedroom family home with off street parking.

The property has potential for additional habitable space within the loft subject to the necessary consents.

CIL: tbc & S106: NIL

Please note: Some images include computer-generated representations of the proposed elevations and are for illustrative purposes only. Actual appearance, materials and landscaping may differ and no reliance should be placed on the CGI as a statement of fact or as forming part of any contract.

Location

Situated in the ever-popular Motspur Park area of New Malden, this property enjoys a highly convenient position close to local shops, amenities and excellent transport links. Motspur Park station is within easy reach, offering regular services into London Waterloo, making the area particularly appealing for commuters, while nearby bus routes provide further connections to New Malden, Kingston, Worcester Park and surrounding districts.

The location is also well suited to families, with a selection of regarded local schools nearby, including Burlington Infant and Nursery School, Burlington Junior School, Blossom House School and Richard Challoner School, together with further schooling options across New Malden, Raynes Park and Kingston. The area also benefits from good access to green spaces, leisure facilities and the A3, providing swift road links into central London and towards Surrey.

Terms

Guide Price: £675,000

Viewings

Strictly by appointment only

Contact Sole Agents - CSJ Property on 020 8296 1273

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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