



PROPOSED SCHEME

**75 CAVENDISH ROAD, COLLIERS WOOD,
LONDON, SW19 2EY**

Offers In Excess Of £950,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & iDeveloper

020 8296 1273
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Description

An exciting freehold consented development opportunity for sale located just 0.3mi from Colliers Wood Underground Station.

Planning

Full planning permission granted for the demolition of existing bungalow and erection of a two storey building with habitable roof space to create 6 x flats. The development is car-free with one parking permit.

All pre-commencement planning conditions have been agreed with the Local Authority.

Location

Colliers Wood Underground Station (Northern Line) is a 5 minute walk away. A wide range of local amenities including three retail parks are within easy walking distance. Colliers Wood Recreation Ground is just on the doorstep.

Proposed accommodation

Flat 1 (3 bed, GF) - 981 sq ft / 91.1sqm

Flat 2 (1 bed, GF) - 450 sq ft / 41.8sqm

Flat 3 (1 bed, GF) - 442 sq ft / 41.1sqm

Flat 4 (2 bed, duplex) - 770 sq ft / 71.5sqm

Flat 5 (1 bed, FF) - 400 sq ft / 37.2sqm

Flat 6 (2 bed, duplex) - 791 sq ft / 73.5sqm

Total: 3,834 sq ft / 356.2sqm

Financials & Contributions

GDV: estimated £3,000,000

CIL: Estimated £112,000

Carbon Offset Contribution: £2,000

SDLT: payable at commercial rate

Terms

Offers in excess of £950,000

Dataroom

Further information is available in our data room

Access code: cavendish2

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.

Christopher St James

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