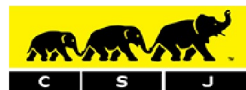




**LAND REAR OF, 101 - 145 FISHPONDS
ROAD, TOOTING, LONDON, SW17 7LL**

£750,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Freehold development plot for sale with planning granted

The site is cleared and extends to approximately 380.4 sq m (4,094.6 sq ft) and once built will provide circa 315 sq m (3,391 sq ft) GIA of which 123.5 sq m (1,329.5 sq ft) is basement.

Scheme comprises 3 x terrace house including 2 x three bedroom & 1 x two bedroom

Location

The site sits on the east side of Fishponds Road, within easy reach of Tooting Broadway, which lies approximately 0.4 miles to the south and provides Northern Line services into central London. The area benefits from excellent road connectivity via the A24, making it a convenient location for commuters.

Tooting High Street offers an extensive and eclectic range of shops, restaurants, and independent traders, reflecting the area's vibrant, multicultural character. For green open space, Tooting Commons is close by, offering residents parkland, sports facilities, and a lido, further enhancing the appeal of this well-connected South London location.

Terms

Offers in excess of £750,000

\$106 / CIL

CIL: £170,000

\$106: This is a car free scheme. Owners / residents cannot apply for permits from the local authority (blue badge holders may be possible)

Viewing

Contact Christopher St James 020 8545 0591

Data Room

Plans and further information available in our data room

Access code: fishpond

THE SMALL PRINT

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- 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.