



90 STAFFORD ROAD, WALLINGTON,
SURREY, SM6 9AY

Guide Price £500,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Freehold investment / development opportunity comprises ground-floor E-Class commercial unit with one bedroom flat to the rear both sold with vacant possession. Please note the upper parts have been sold off on a long lease.

To the rear is a large garden which subject to planning could be redeveloped creating additional living space or a new self contained dwelling

The existing flat is self contained with one bedroom and its own private entrance.

Location

The property is situated at 90 Stafford Road, Wallington, forming part of a well-established commercial parade that benefits from a good level of passing vehicular and pedestrian traffic. Stafford Road is a busy arterial route (A232) linking Wallington with Croydon, Sutton and the surrounding areas, and accommodates a wide variety of local shops, businesses and service providers serving the established residential catchment.

Wallington Railway Station, which provides regular Southern and Thameslink services to Central London and other destinations, is located approximately 0.5 miles to the north-east. Wallington town centre is also within easy reach and offers a range of national and independent retailers, supermarkets, cafés, restaurants and banking facilities. The property benefits from good public transport links, with several bus routes operating along Stafford Road, together with convenient access to the wider South London road network.

Terms

Guide Price £500,000

Viewings

Strictly by appointment only

Contact Sole Agents - CSJ Property on 020 8296 1273

THE SMALL PRINT

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