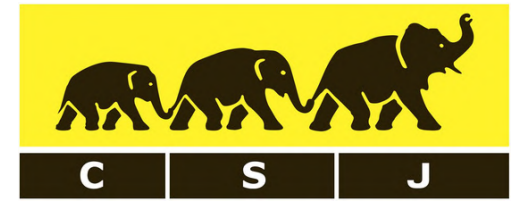
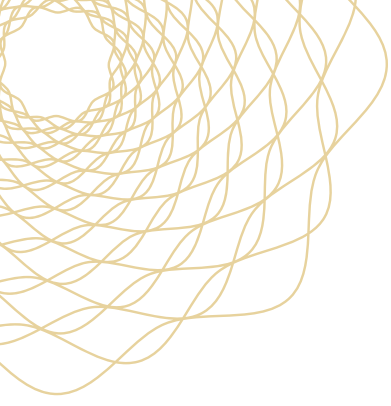


69 - 71 BICKERSTETH ROAD &  
70A BRIGHTWELL CRESCENT

TOOTING, LONDON SW17 9SH



## Summary

Freehold mixed use investment / development opportunity that has been in the same family ownership for over 35 years

## Location

The property is situated on Bickersteth Road Tooting, some 6 miles south of Central London and within a mile of Wandsworth Common and 0.4 miles to Tooting High street (A24).

Tooting Broadway Station (Northern Line) 0.4 miles.

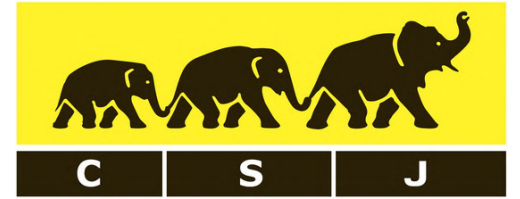
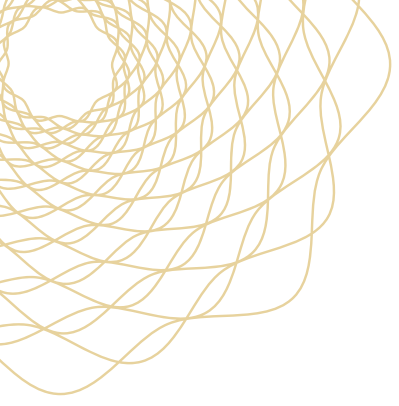
Tooting Overground Station (Thameslink) 0.3 miles.

Nearby major operators include Macdonalds, Primark, New Look, TK Max, Carphone Warehouse, Cafe Nero, Honest Burgers, Chicken Shop & Dirty Burgers, Boots, and more

As well as the above there is an increasing number of independent boutique stores, famous curry houses, bars and coffee shops making it understandable why this is a South London hotspot.







## Site

The site is occupied by a detached three bedroom house, office space and two separate workshop areas for both car and motorcycle repair and MOTs

Site area is approximately 0.171 acres

Title numbers 133901 & 35277

## Planning

Current use classes on site E & C3

Subject to the relevant consents it is felt the site would lend its self to a comprehensive development removing all commercial elements and replacing with residential houses or apartments

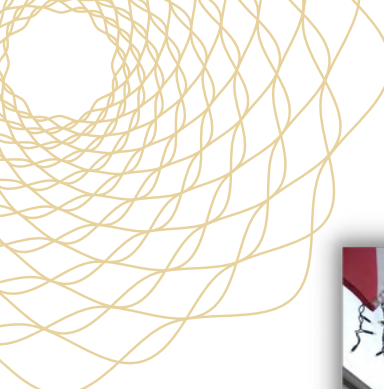
Local planning authority: Wandsworth















## The Terms

Unconditional offers preferred

Subject to planning / delayed completion offers will also be considered

Guide Price £1,900,000 Freehold

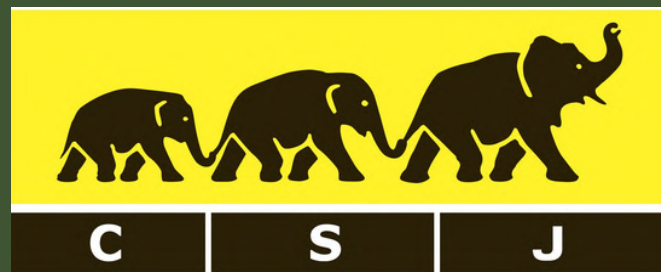
## For Viewings

**Contact Sole Agents  
Christopher St James**

**020 8296 1270**

**developments@csj.eu.com**

**www.csj.eu.com**



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