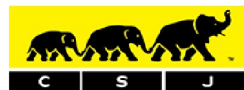




**LAND AT, BROOMHILL ROAD,  
WANDSWORTH, LONDON, SW18 4JE**

***Guide Price £500,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

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ED - ILLUSTRATION ONLY

## Description

Freehold development opportunity to build a 165 sqm home with gym and cinema room.

Single storey brick built warehouse building beneath a pitched roof with allocated parking space to the front with additional outside space to the rear.

## Location

The property is situated within a mews setting to the rear of 197 Wandsworth High Street accessible only from Broomhill Road.

Wandsworth is located in South West London and benefits from excellent transport links into the city, Nearby Old York Road offers boutiques, cafes, galleries and restaurants, along with Southside shopping centre with its various shops, supermarket and entertainment. Wandsworth Park and riverside are a short stroll away.

## Nearest Stations:

Wandsworth Town (South Western Railway Services) 0.6 miles

East Putney Underground Station (District Line) 0.6 miles

## Planning

Planning granted by Wandsworth Borough Council for the conversion of existing warehouse creating a residential dwelling.

S106: £NIL

CIL: £40,992 (Self build will be exempt)

## Proposed Accommodation

165 sqm (1,775 sq ft) GIA

The suggested layout comprising open plan lounge / kitchen, three bedrooms, two bathrooms, cinema room & gym with private walled garden and separate south facing patio. Subject to any required consents this could be re configured to suit.

## Data Room

Plans and other supporting documentation available in our Data Room

Password: broomfield1

## Viewing

Contact sole agents Christopher St James 020 8545 0591

## 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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