



30 CHRISTCHURCH ROAD, COLLIERS WOOD,
LONDON, SW19 2NX

Guide Price £850,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

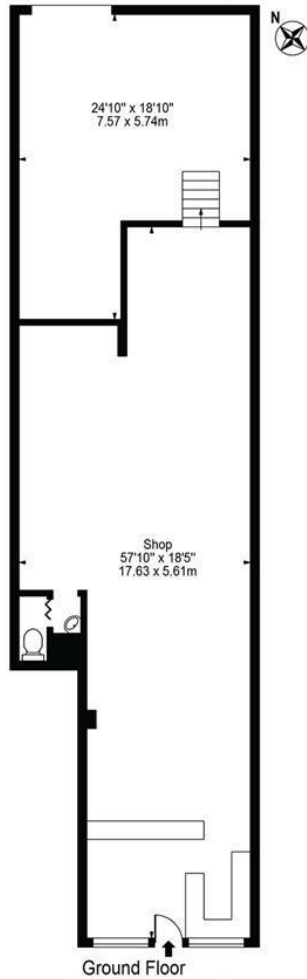
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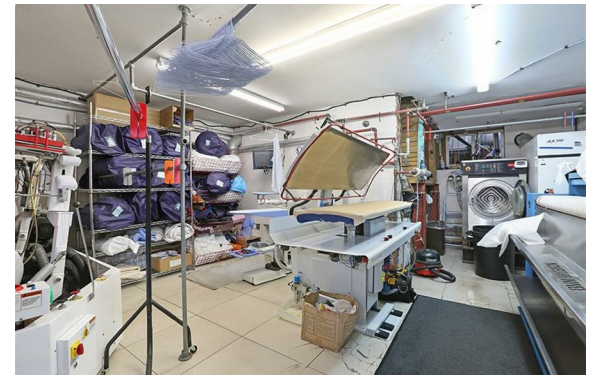
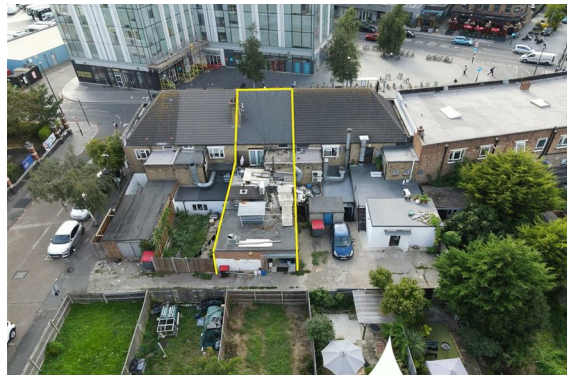
Christchurch Road,
Colliers Wood SW19

Approx. Gross Internal Area 1275 Sq Ft - 118.45 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF



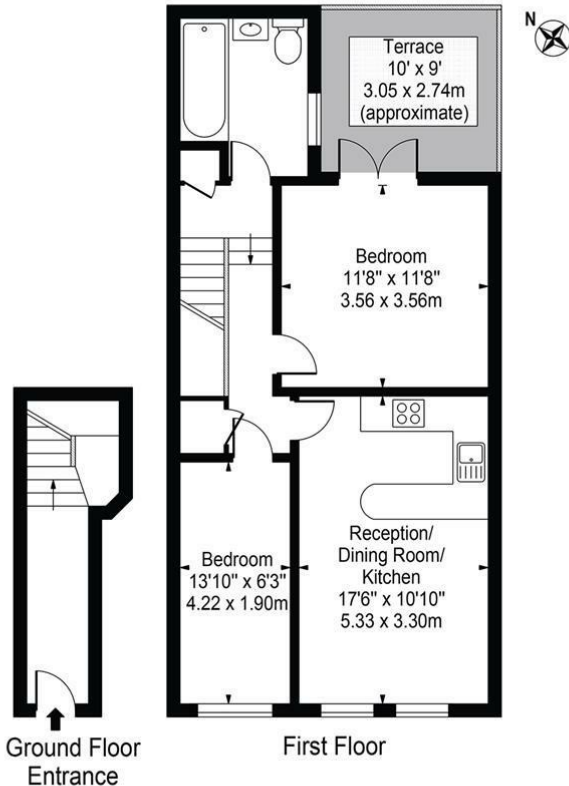
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Christchurch Road, Colliers Wood, SW19

Approx. Gross Internal Area 656 Sq Ft - 60.94 Sq M



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Description

Mid terrace mixed use property for sale with potential to extend and convert

The ground floor occupies the entire plot and is currently trading as a dry cleaners with a passing rent of £35,000 and an ERV of circa £40,000, above is a two bedroom flat currently vacant with an ERV of £22,200

Location

30 Christchurch is strategically positioned at the busy intersection between Merton and Tooting High Streets benefiting from high visibility and footfall from the underground station and passing vehicular traffic from the A24. Colliers Wood is a bustling south-west London suburb situated on the Northern Line.

The site is opposite Britannia point which a recently converted office building with over 200 apartments, planning is pending for a new tower to the rear with 16 storeys bringing in excess of 200 more flats to the immediate area surrounding this investment opportunity

Nearby retailers include Co - Op & Starbucks, Holiday Inn, Tesco, Sainsburys, Marks & Spencer, Next, Clarks, Boots, WH Smiths, JD Sports, New Look, Moss, Aldi, Lidl, Dunelm, Sports Direct, Nandos & More

Planning

Guide Price £850,000 Freehold

Viewings

Strictly by appointment only - Please do not approach staff
Contact sole agents Christopher St James

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.

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