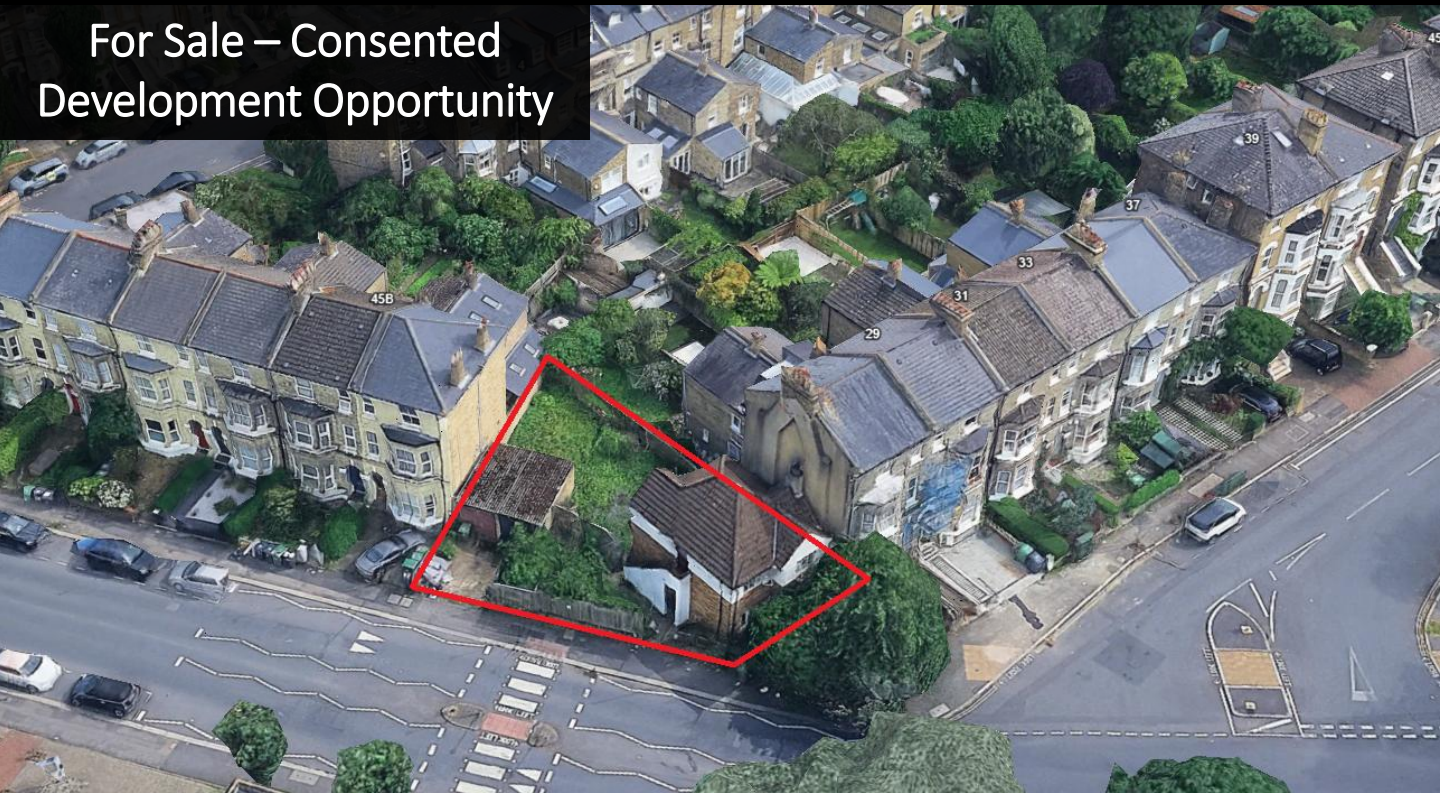


For Sale – Consented Development Opportunity



25 Bromfelde Road, London, SW4 6PP

Consented Development Opportunity in Clapham

- Guide Price - £1,450,000
- Planning consented for the demolition of the existing buildings on site and redevelopment to provide 6 No. residential units.
- All units benefit from private amenity space.

Description

25 Bromfelde Road is a consented development opportunity, with planning granted for “the demolition of the existing buildings on site and redevelopment to provide 6 No. residential units with ancillary cycle and refuse storage, landscaping and boundary treatment”.

Current building on site comprises of 2 x 2-bedroom units.

The property is situated on the corner of Bromfelde Road and Union Road, a short walk from Clapham High Street and Clapham Old Town. Both Wandsworth and Clapham lie in close proximity, providing open space in Clapham Common and easy access to a variety of pubs, restaurants and cafes.

The CIL payment has been confirmed at a figure of £170,000. Full liability notice from Lambeth available on request.



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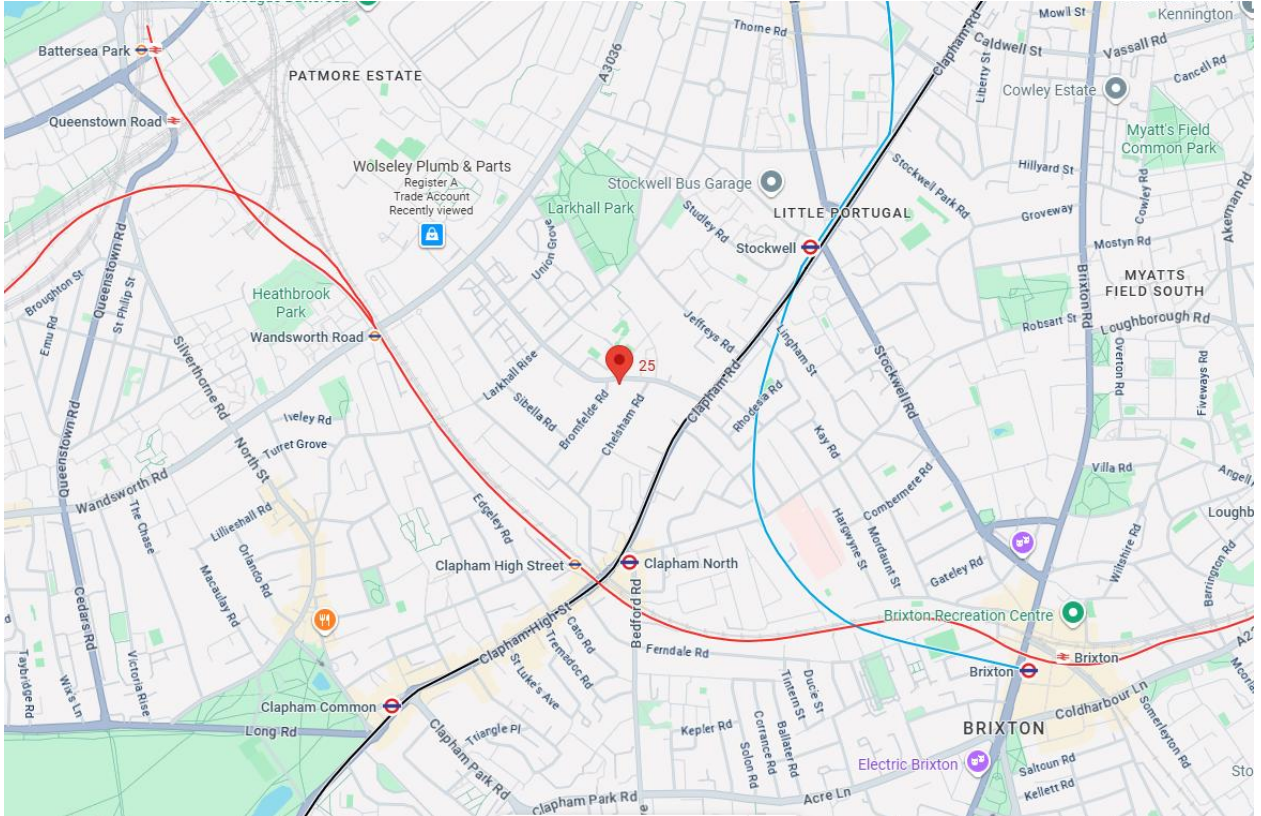
Chartered
Surveyors

All Enquiries:

Jack Tucker
Development Consultant
jack@pedderproperty.com
0208 702 9999

Location

The site is located in the London Borough of Lambeth. The property is well served by public transport, offering convenient access to Central London. Stockwell Underground Station (Victoria and Northern lines) is located approximately a 9-minute walk north of the site, while Clapham High Street Station is around a 10-minute walk to the south.



Proposed Accommodation Schedule

Unit	Floor	Bedroom	Amenity	Sqm / Sqft
1	GF	2b3p	Garden	63.8 / 687
2	GF	2b4p	Garden	81.8 / 880
3	1st	2b3p	Balcony	62.6 / 674
4	1st	2b3p	Balcony	67.3 / 724
5	2 nd & 3rd	3b5p	Balcony	99.1 / 1067
6	3rd	1b2p	Balcony	51.9 / 559



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Existing

There is an existing building on site comprised of 2 x 2 bed flats.

Planning

Lambeth Planning – Ref: 22/03218/FUL

Floorplans and full planning information available on request.

Price

Guide Price - £1,450,000

Method of Sale

The Property is being offered for sale via private treaty.

All offers should be submitted in writing along with proof of funds and details of any previous schemes.

VAT

We understand that VAT is not applicable on this property.

Information Pack

Please contact either Jack@pedderproperty.com or Stuart@pedderproperty.com for a link to all the documents, our GDV and comparable evidence.



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