



Wilton Road, SW19

£1,025,000

Dexters are delighted to introduce a two-storey double fronted semi-detached house located in Colliers Wood, Wimbledon SW19.

With a total area of circa 235 sqm (2,528 sq ft) and requiring a full refurbishment the property features eight-rooms, a separate kitchen, two bathrooms, utility room, cellar and garage as well as an outbuilding of circa 19 sqm (209 sq ft).

Planning consent was granted by the London Borough of Merton on the 19th of March 2024 (Planning Application Ref: 22/P3603) for the conversion of the existing housing crating six-self-contained flats (2x one-bedrooms, 3x two-bedrooms & 1x three-bedroom) including the demolition of the existing extensions, enlargement of the basement, new rear light-well erection of a single-storey side/rear extension, first-floor rear extension, rear mansard roof extension, refuse/cycle stores and associated works. In our view, the property also has the potential to be converted into a large house of multiple occupancy (HMO), subject to securing the necessary planning consent.

Located within the London Borough of Merton, the property is ideally located within 500 metres of Colliers Wood tube station on the Morden branch of Northern line with direct trains into central London. Tooting Railway Station is within 525 metres, served by Thameslink trains on the Sutton Loop Line. Wimbledon town centre is within 2.5 Kilometres.

Tenure - The sale is for the unencumbered freehold, HM Land Registry Title Number SGL19316.

Sold with vacant possession.

Features

- Two-storey double fronted semi-detached house
- Total area of circa 235 sqm (2,528 sq ft)
- Requiring refurbishment
- Planning consent for conversion creating six self-contained flats
- Potential to be converted into a large house of multiple occupancy (STPP)
- No onward chain
- Vacant possession
- Within 500 metres of Colliers Wood tube station

4 Wilton Road, Wimbledon, London SW19 2HB Floor Plan



Total area (approx.): 234.9 sq. m (2528.4 sq. ft)
(Including Garage) & (Excluding Outbuilding)
Outbuilding area (approx.): 19.4 sq. m (208.8 sq. ft)