



**70 CHRISTCHURCH ROAD (R), COLLIERS
WOOD, LONDON, SW19 2PB**

Guide Price £1,400,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Description

**** PLANNING GRANTED **** An exciting development opportunity for sale located just 1 minute from Colliers Wood Underground Station

Existing is a two storey building extending to circa 628 sq ft (58 sqm) on a plot extending to circa 4,574 sq ft (425 sqm)

Location

Christchurch Road is located in the heart of Colliers Wood, The neighbourhood offers a mix of residential and commercial properties, with nearby amenities such as the Tandem Centre shopping mall and Merton Abbey Mills, Wandle Park is also nearby, providing green spaces and recreational areas.

The area is well-connected to public transport. Colliers Wood Underground Station, situated on the Northern line, is a short walk away, offering direct access to central London destinations like London Bridge and King's Cross via Bank. Several bus lines serve the area, providing connections to other parts of London. Although not directly at Colliers Wood, nearby stations offer Thameslink and other rail services, accessible via bus or a short drive. The nearest Tramlink stop is Morden Road, about a 20-minute walk away

Planning

London Borough of Merton - Ref No: 25/P3173

Planning permission was approved at Merton councils committee meeting on Thursday 18th June for a comprehensive re development of the site to create a mixed use scheme comprising 2 x commercial units at ground floor with 9 x flats above.

Financials & Contributions

GDV: Estimated £5,600,000

CIL: Estimated £312,000

Affordable Housing Contribution - £11,552 with no late stage review

Carbon Offset Payment - £18,382

Monitoring Fee - £1,500

Terms

CSJ are acting as joint auctioneers with Savills -

The property is scheduled for auction on Tuesday September 20th unless sold prior

Lot Number: 496

Guide price £1,400,000

Viewings

Contact Christopher St James 020 8296 1270

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.

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