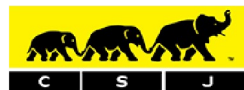


Planning Granted  
3 x Houses



LAND R/O FISHPONDS ROAD  
TOOTING, LONDON SW17

*Guide Price £600,000 Freehold*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

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## Description

Freehold development plot for sale with planning granted for 3 x houses.

The site is cleared and extends to approx 380.4 sq m (4,094.6 sq ft) and once built will provide circa 315 sq m (3,391sq ft) GIA of which 123.5 sq m (1,329.5 sq ft) is basement.

Scheme comprises 3 x terrace house including 2 x three bedroom & 1 x two bedroom

## Location

The site sits on the east side of Fishponds Road, within easy reach of Tooting Broadway, which lies approximately 0.4 miles to the south and provides Northern Line services into central London. The area benefits from excellent road connectivity via the A24, making it a convenient location for commuters.

Tooting High Street offers an extensive and eclectic range of shops, restaurants, and independent traders, reflecting the area's vibrant, multicultural character. For green open space, Tooting Commons is close by, offering residents parkland, sports facilities, and a lido, further enhancing the appeal of this well-connected South London location.

## Terms

CSJ are acting as joint auctioneers with Savills

Auction date 29th September 2026

Lot No: 549

Guide Price £600,000

## Viewing

Contact Christopher St James 020 8545 0591

or

Savills auctions 020 7824 9090

## Data Room

Legal pack is available on Savills auction website



## THE SMALL PRINT

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