



Pre-App 1 - CGI



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## Little St Leonards, SW14

£800,000

Ideal for the self-build market, Dexters are delighted to introduce for sale the unencumbered freehold for the Garages on the west side of Little St Leonards, Mortlake, London SW14.

The freehold features a rectangular plot of circa 4,444 ft<sup>2</sup> (413 m<sup>2</sup>), currently occupied by a block of single-storey 1960's garages with residential re-development potential, subject to securing planning permission.

Located within the London Borough of Richmond upon Thames, Little St. Leonards is a residential road situated within the Model Cottages Conservation Area.

Mortlake railway station is within 141 metres providing direct trains to London Waterloo. Sheen Lane is within 128 metres boasting a plethora of local shops, coffee shops, café's and restaurants.

Tenure - Freehold HM Land Registry Title Number TGL395867.

### Features

- Ideal for the self-build market
- Unencumbered freehold
- Block of single-storey garages
- Residential development opportunity (STPP)
- London Borough of Richmond upon Thames