

WANDSWORTH HIGH STREET

LONDON SW18

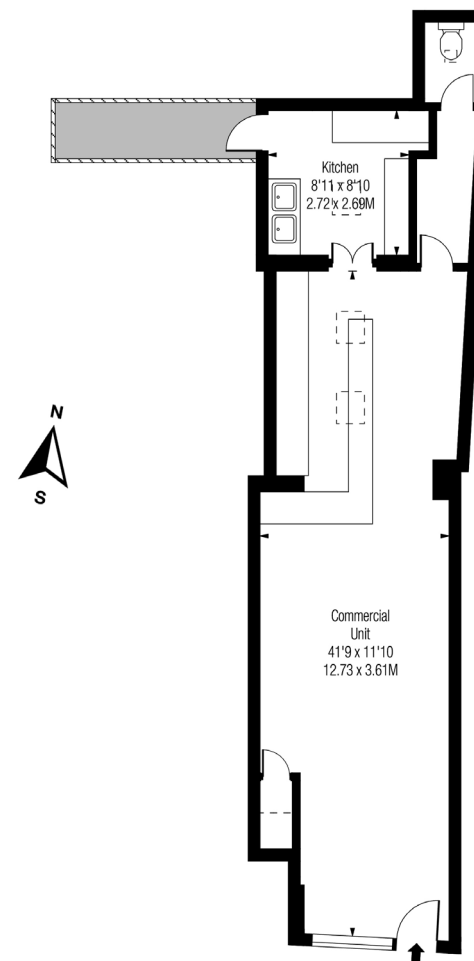
CHESTERTONS

Wandsworth High Street, SW18

This unique freehold property is located along Wandsworth High Street and offers an exciting investment or development opportunity. The mixed-use building spans over 1,290 sq. ft. across three floors, comprising both commercial and residential spaces.

- Investment
- Development potential
- High Street location
- Southside Shopping Centre 0.1 miles
- Wandsworth Town Station 0.6 miles
- Guide Price: £550,000





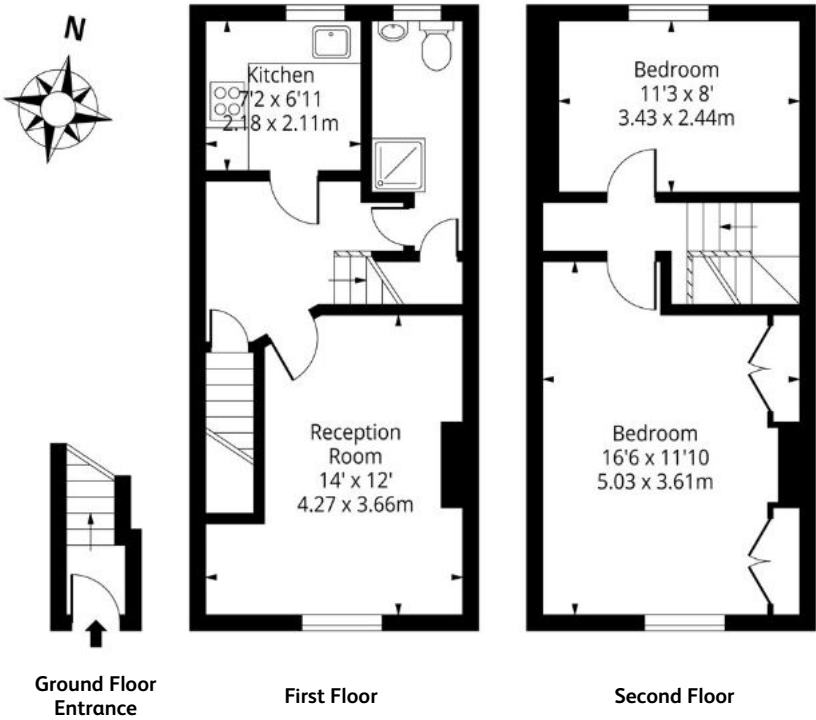
Ground Floor

Approx Gross Internal Area

616 Sq Ft – 57.23 Sq M

Includes limited Use Area – 11 Sq Ft
 Drawn in accordance with IPMS 3B: Residential
 For illustration purposes only – not to scale
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Approx Gross Internal Area

678 Sq Ft – 62.98 Sq M

For illustration purposes only – not to scale
Ref: No. 37944

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

- Tenure: Un-broken freehold with remaining 155 years on the apartment lease
- Ground rent: £50 per annum
- Service charge: £0
- Local authority: Wandsworth
- Council tax band: C

The Building

This freehold three-storey building features over 1,290 sq. ft. of mixed-use space with a sizeable commercial area on the ground floor. Situated along Wandsworth High Street, the property provides ample foot traffic and visibility, making it an ideal location for a variety of businesses. The space is well-maintained and offers a versatile layout, ready to accommodate a range of commercial uses.

Upstairs, the building benefits from residential accommodation, offering the possibility of creating a dual-income property with both commercial and residential rentals. With the added potential for extension, the property creates significant scope for development, whether you're looking to extend the existing space or convert it into additional residential units (subject to planning permissions).

With the combination of a freehold title, commercial potential, and the option to expand, this property is an exceptional opportunity for savvy investors or those looking to add value. Its location and future development prospects make it a standout choice in today's market.



To discuss further or arrange a viewing,
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