



**IDEAL FOR OWNER OCCUPATION
OR INVESTMENT**



SITUATION

Located at the junction with Woodside to the rear of a secluded mews. There are local shopping facilities immediately nearby and the multiple shopping facilities and restaurants in the town centre is only approx. ¾ mile distant. Other amenities included Wimbledon Station (Overground and District Line) being approx. ½ mile away and **Wimbledon Common** and the **All England Lawn Tennis Club** are within close proximity. Wimbledon is a highly sought after residential area just south of Putney and east of Richmond, enjoying easy access to the main A3 being approx. 6 miles south-west of central London.

PROPERTY

A single storey building recently converted to comprise **2 Self-Contained 2 Bed Flats** planned on the ground floor.

PLANNING

Following a positive Pre App meeting with the London Borough of Merton, the Vendor has submitted an application to extend both flats at first floor level to create a total of 600 sq ft of additional living space plus 2 roof terraces – Planning Ref. 16/P2371.

ACCOMMODATION

Ground Floor Self-Contained Flat (Flat 1)

2 Bedrooms (each with en-suite shower room/WC), Living Room with open plan Kitchen (GIA Approx 700 sq ft)

Ground Floor Self-Contained Flat (Flat 2)

2 Bedrooms (each with en-suite shower room/WC), Living Room with open plan Kitchen (GIA Approx 548 sq ft)

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

2 Vacant Flats

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**



Artists impression of first floor extension



Existing Ground Floor Layout



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts