

1A WALPOLE ROAD,
LONDON SW19 2BZ

FOR SALE
FREEHOLD WITH DEVELOPMENT
POTENTIAL*

2 STOREY DETACHED PROPERTY



*** Subject to planning**

Gill + Penfold for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- (ii) no person in the employment of Gill + Penfold has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property fronts the northern side of Walpole Road some 20 metres from its junction with High Street Collier's Wood.

The property is bounded by retail units fronting High Street Collier's Wood to the east, residential dwelling housing to the west and an open yard to the north.

DESCRIPTION

The property is currently arranged to provide two floors of accommodation having been recently utilised as a day nursery with ancillary residential.

SITE

The site is rectangle shaped and the property is built to boundaries to the west with a small timber and pvc roofed storage area abutting the northern boundary.

RATES

"Adjacent 2, Walpole Road, London SW19 2BZ" is shown in the current List as Community Centre and Premises at a Rateable Value of £1,700. UBR 2013/2014 46.2p/£ and subject upon application to small business rates relief.

Council Tax

"Flat Adjacent 2, Walpole Road, London SW19 2BZ" has an entry for Council Tax Purposes of Band C.

TERMS

Offers are invited in excess of £275,000 for the Freehold interest with vacant possession.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in a transaction.

VIEWING

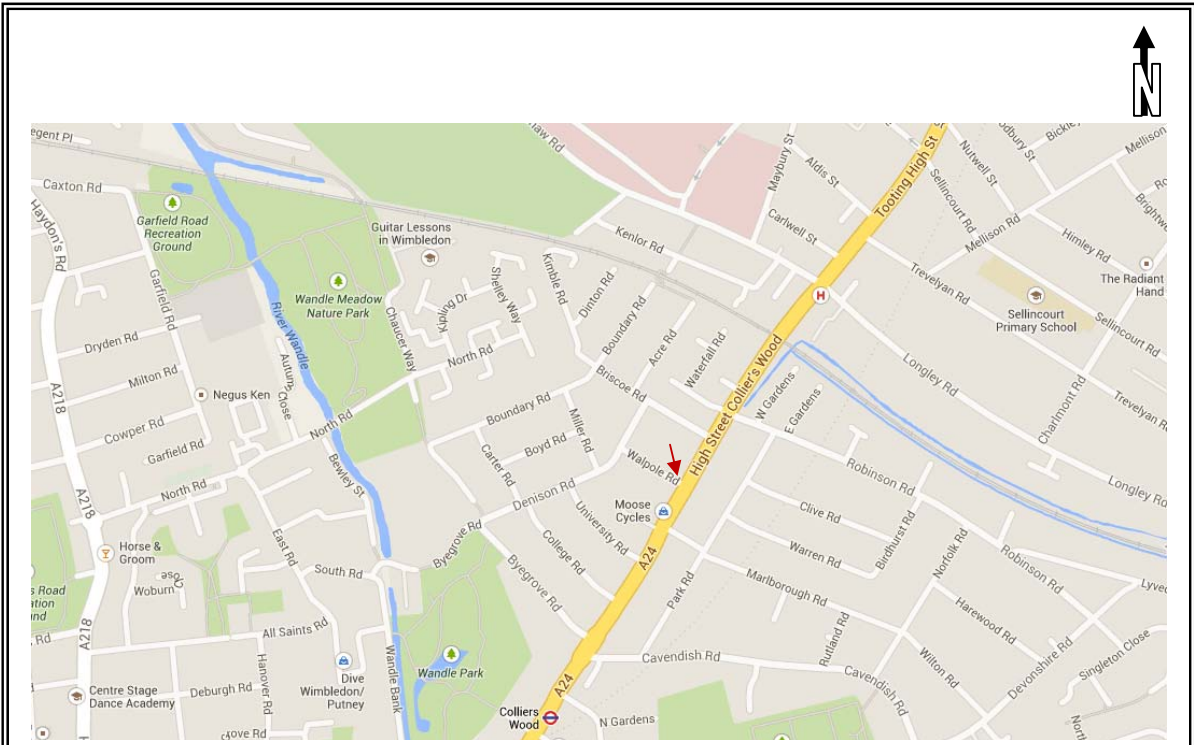
Interested parties should make no attempt to visit unannounced. Viewing is strictly by appointment with sole agents:

Warren Penfold, BSc MRICS
Gill + Penfold Chartered Surveyors
8 Station Parade
High Street
Wanstead
London E11 1QF

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Fax: 01245 496358
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ACCOMMODATION

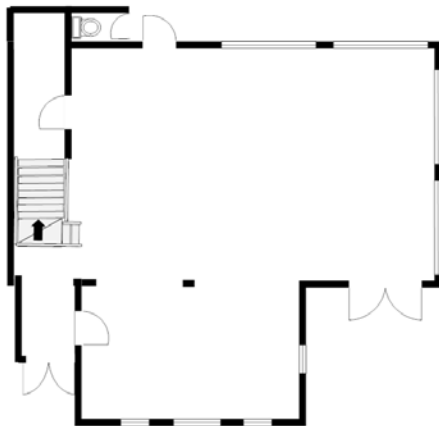
<u>Description</u>	<u>Areas</u>
<u>Ground Floor</u>	
Main open plan space	4.86m max x 8.7m
Front protrusion	2.9m x 4.5m
Entrance lobby	1.4m x 1.8m
Kitchen	1.2m x 3.1m
Ground floor area	57.28m ² (617 ft ²)
<u>First Floor</u>	
Accessed via internal staircase and arranged to provide Open plan accommodation	4.87m x 8.7m
With shower/wc compartment	
First floor area	42.2 m ² (454 ft ²)
<u>Total gross internal floor area</u>	99.48 m² (1,071 ft²)



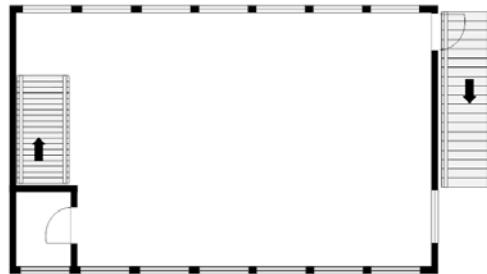
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Gill + Penfold Chartered Surveyors
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Floor Plan (not to scale)



Ground Floor



First Floor