



273 Phipps Bridge Road,  
SW19 2SS



## Freehold Development Opportunity with Planning Permission for 3 Houses.

- Freehold
- Planning permission for conversion of the existing house to 2 houses with extensions
- Planning permission to erect a further detached house
- Colliers Wood location
- Offers are invited in excess of £750,000

### Description

The existing house sits on a corner plot of approximately 0.238 acres and currently benefits from an approved planning application to extend the property into a four bedroom house and to create a further two bedroom house attached to the side. Also within the application is permission to erect a four bedroom detached house on the land adjacent to the existing property.

### Location

Phipps Bridge Road is located in the very popular and sought after area of Colliers Wood to the south of Wimbledon. The property faces National Trust held property all the way along the other side of Phipps Bridge Road. The local area offers an abundance of shops, restaurants and trendy wine bars. This location offers excellent access to local supermarkets and retail shops. The National Trust owned Morden Hall Park is a 5 minute walk from the property.

### Transport

This location offers excellent transport links with Colliers Wood and South Wimbledon stations both within a 15 minute walk from the property. Both stations offer direct access into Central London via the Northern Line. Wimbledon Mainline station is accessible in 10 minutes via Tram link from the Tram stop of Phipps Bridge Road, Croydon can also be reached via the Tram.

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## Planning Permission

Extension of the current property to change the existing three-bedroom house into a four-bedroom house, and to provide a new additional two-bedroom house. The application also consists of a new additional four-bedroom detached dwelling on the land to the side of 273 Phipps Bridge Road.

For further information in regards to this application please contact Merton Council Planning Department on 020 8274 4901

## VAT

We understand that VAT is not applicable.

## Viewings

To be arranged by sole agents Highfield Investments.

## Term

Offers are invited in excess of £750,000 for the vacant freehold interest.

## Additional Information

Copies of the existing and proposed floor plans and decision notice are available upon request.

## Schedule

House	Bedrooms	M <sup>2</sup>	ft <sup>2</sup>	Amenities
1	4	102	1140	Off street parking and garden
2	2	65.1	700	Off street parking and garden
3	4	113.6	1220	Off street parking and garden
		280.7	3060	

## Existing Property



Sam Murphy 01992 660204  
sam.murphy@highfield-investments.co.uk

Craig Gray 01992 660204  
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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

+44 (0)1992 660204

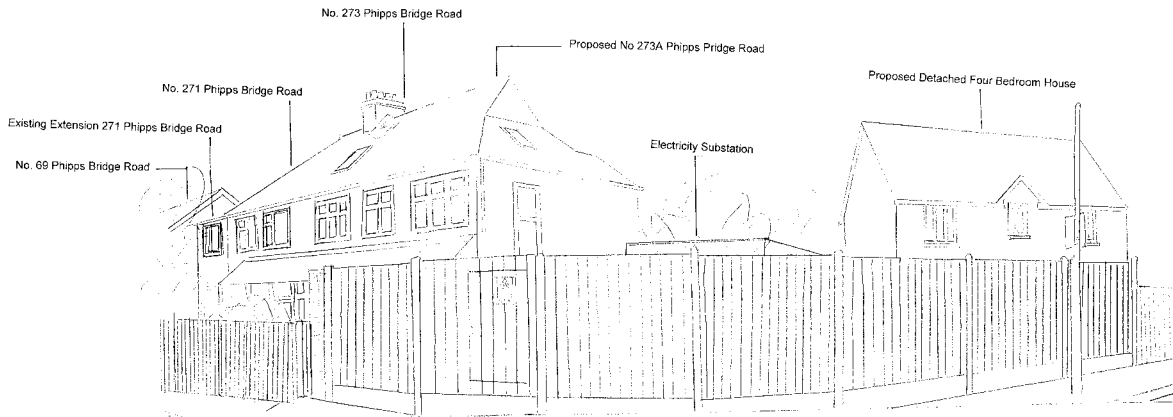
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Site plan



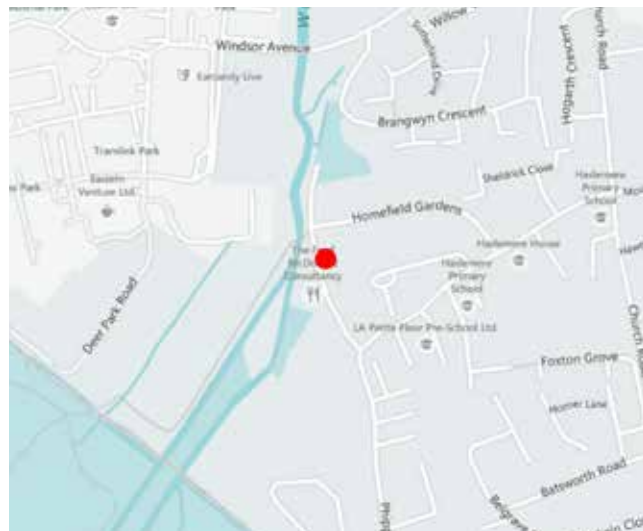
Proposed site



Site plan



Location map



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