



51a Lydden Grove,
London SW18 4LJ



CGI

Freehold Development Opportunity with Planning Permission

- Freehold
- Planning permission for a 3 bed house
- Desirable South West London Location
- Offers invited in excess of £400,000

Description

The proposed development site is currently a vacant impermeable concrete and hard standing piece of land. The site benefits from planning permission to construct a two-storey 3 bedroom modern detached house of approximately 1,345sq.ft. The house when constructed will be of contemporary style and will benefit from off-street parking and a rear garden with views of the River Wandle and across King Georges Park.

Location

51a Lydden Grove is located in the London Borough of Wandsworth, the site sits upon the Wandle Cycle Trail which gives cyclist's a short 10min ride to the River Thames along the beautiful River Wandle. The newly refurbished Southside Shopping Centre is a 10 minute walk from the site, which houses all of the main high-street shops, restaurants and a cinema. The highly rated Swaffield Primary School and Southfields Academy are only a short drive from the site.

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Transport

Lydden Grove has excellent access to public transport with Southfields Tube Station within walking distance, providing a direct route into London Victoria via the District Line in less than 20 minutes. The A3 is easily accessible, providing a route to Junction 10 of the M25.

Planning Permission

Planning permission was granted on the 20th June 2014 by the London Borough of Wandsworth under reference 2014/0701 for the erection of a two-storey detached house with associated landscaping and parking.

For further information please contact Wandsworth Council Planning Department on 0208 871 6000

Tenure

Freehold

Proposed front view



Site plan



Sam Murphy 01992 660204
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VAT

We understand that VAT is not applicable.

Viewings

Viewings are adequately made from the roadside.

Terms

Offers are invited in excess of £400,000 Subject to Contract for the freehold interest.

CIL

We understand that the property is liable to a CIL contribution of £37,500.

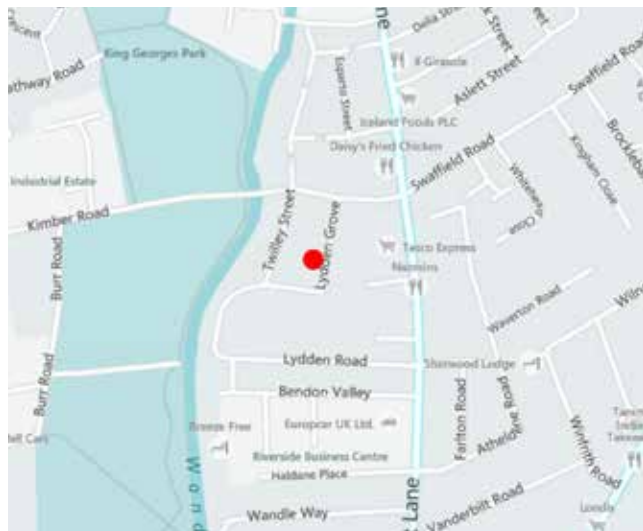
Additional Information

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

Proposed rear view



Location map



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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.

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