



134 Weston Street  
London SE1 4XE

CGI



## Freehold development with planning permission for a luxury single dwelling

- Freehold
- Planning permission for an end of terrace house
- Approximately 1,600 sq.ft with roof terrace
- SE1 location
- Offers in excess of £475,000

### Description

The site currently comprises a vacant piece of land with planning permission to construct a unique contemporary house over four storeys of approximately 1,600 sq.ft. This luxury design will offer three reception rooms, three bedrooms, two bathrooms and a shower room. When constructed, the house will also benefit from a spectacular roof terrace and winter garden on the fourth floor providing views across the London skyline.

### Location

The area offers a rich community of local shops, businesses and eateries in the London Borough of Southwark. The property is well positioned between Leathermarket Gardens and Tabard Gardens offering scenic respite from the busy London traffic. Within close distance is the famous Borough Market, Bermondsey Street, and the South Bank of the Thames, home to the Tate Modern and Shakespeare's Globe on one side and Tower Bridge on the other.

Highfield

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Investments

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Current site



## Transport

Weston Street is located within close proximity to the Northern and Jubilee Underground Lines which both provide a quick 10 minute journey into Central London. Frequent bus services and the Overground Lines of London Bridge and Waterloo are all within walking distance of the property.

## Planning permission

Planning permission has been granted by the London Borough of Southwark Planning Department under the reference 13/AP/1542 on 23rd September 2013 for the erection of a four storey house with set back winter garden at fourth floor level.

For further information in regards to this application please contact Southwark Council Planning Department on 020 7525 5403.

## VAT

We understand that the site is subject to VAT and as such will be applicable regarding this sale

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## Financial contribution

The site is subject to a CIL contribution of approximately £5,421.50.

## Viewing

Can be adequately made from the roadside in the first instance.

## Terms

Offers in excess of £475,000 for the vacant freehold interest.

Buyers Note: The property has been placed in the forthcoming Savills Auction on the 31<sup>st</sup> March 2015 unless sold prior.

## Additional Information

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

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Proposed site

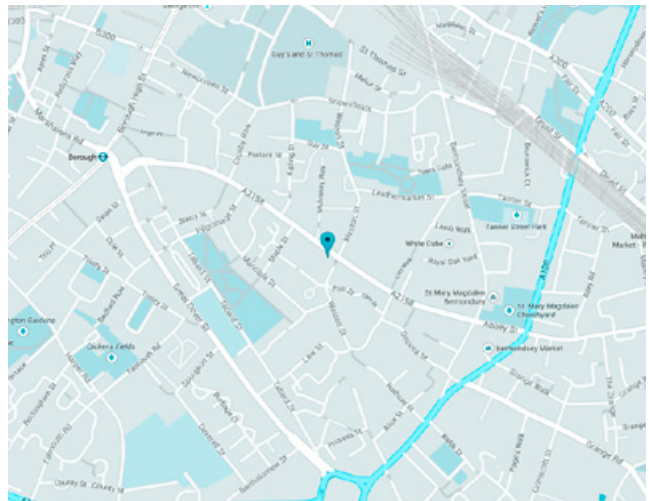


Location map



Sam Murphy 01992 660204  
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Area map



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