

Freehold For Sale
Attractive Town Centre Mixed Use Building
F1/C3 (Education/Worship/Residential)
of interest to
Owner Occupiers/Investors/Developers
Nursery/Creche/Yoga/Pilates/Fitness/Medical/Subject to Planning



24, Gladstone Road, Wimbledon, London, SW19 1QT
2,290 ft² – 213 m² - GIA approx.
Price on Application.

Contact Sole Agents

John Mager. M+44(0)7973843444. Robert Holmes and Co. T +44 (0)20 8879 7899

Wimbledon Village Lettings
11-13 Church Road
London SW19 5DW

T: +44 (0)20 8879 9669
E: rentalenquiries@robertholmes.co.uk

Coombe
360 Coombe Lane
London SW20 0RJ

T: +44 (0)20 8947 1100
E: coombe@robertholmes.co.uk

Mayfair
53 Davies Street
London W1K 5JH

T: +44 (0)20 3709 7120
E: mayfair@robertholmes.co.uk

www.robertholmes.co.uk

LOCATION The property is located within the heart of Wimbledon Town Centre and is therefore conveniently placed to benefit from a variety of shopping, restaurants, and leisure facilities. The area is well served with public transport. Wimbledon Mainline station (Southwest Railways and District Line and Croydon Tram) is within .3 miles and numerous bus routes serve the area. The road network provides access to the A3, which connects the M25, M3, M4.

ACCOMMODATION An attractive brick-built bow fronted two storey Victorian house, under a pitched tiled roof with a large single storey rear extension. The accommodation comprises a mix of individual rooms and open plan areas, currently used for education and play. The First Floor comprises a one-bedroom flat with kitchen, shower and living room.

GROUND	1,854ft ²	(172,4m ²)
--------	----------------------	------------------------

FIRST	436ft ²	(40.6m ²)
-------	--------------------	-----------------------

GIA	2.290ft ²	(213m ²)
-----	----------------------	----------------------

5.31m ceiling height, to apex. (Rear section – part only).

Areas are approximate.

AMENITIES Air Conditioning (HVAC), carpeting, suspended ceilings (part), heating, inset lighting and surface mounted lighting, double-glazed windows(part). Side access for servicing.

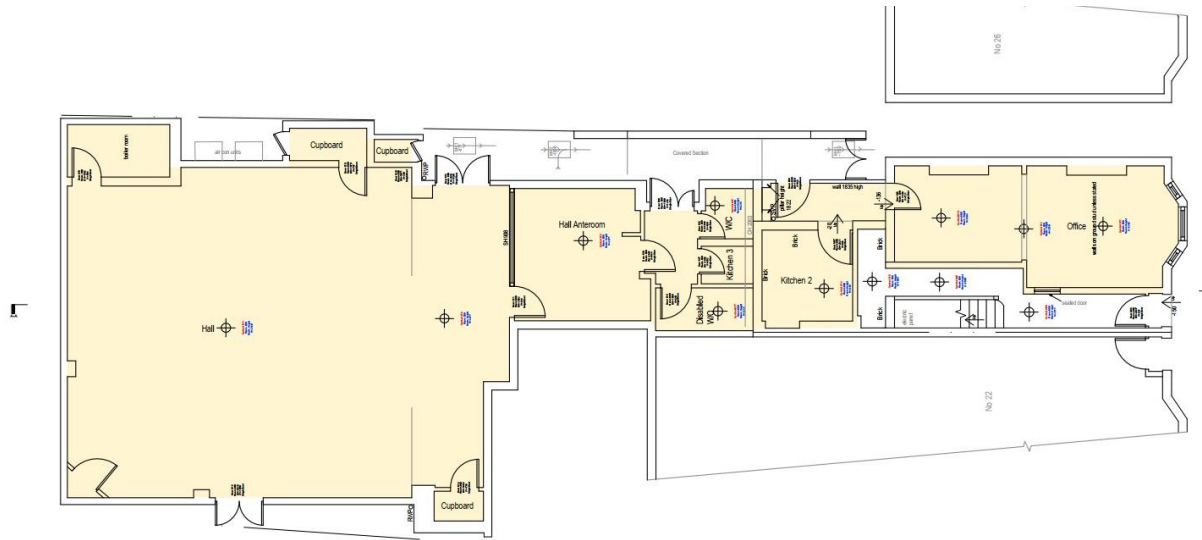
TOWN PLANNING Use Class F1 and C3, (education, worship, residential). Alternative uses, nursery, gym, yoga, Pilates studio, and health related uses, may be permitted, subject to planning. Purchasers are encouraged to contact Merton Planning, as a number of planning consents have been granted, that include, loft conversion, mezzanine floor within rear extension and development of the flat roof.

TERMS For Sale Freehold - vacant possession - unconditional. Vat will not apply. Offers in excess £1,000,000 subject to contract.

LEGAL COSTS Each party pays its own legal costs.

EPC To be advised.

VIEWING Contact John Mager. M+44(0)7973843444. Robert Holmes and Co. T +44 (0)20 8879 7899



Existing Ground Floor
172.3 sqm



