



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.

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1981 Robert Holmes and Co for themselves and for the Vendors/Lessors of this property whose agents they are give notice that; a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Robert Holmes and Co has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract

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.

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

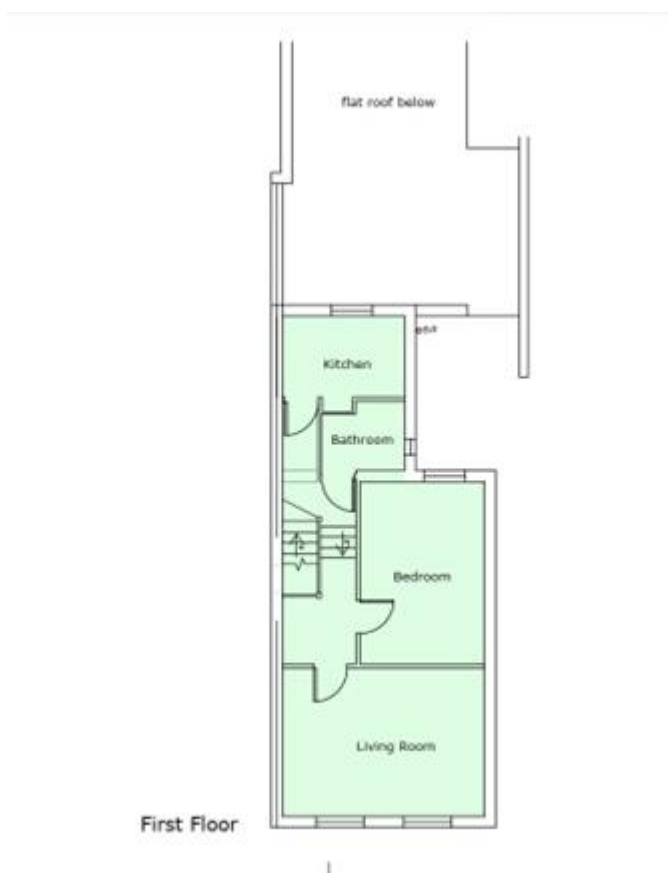
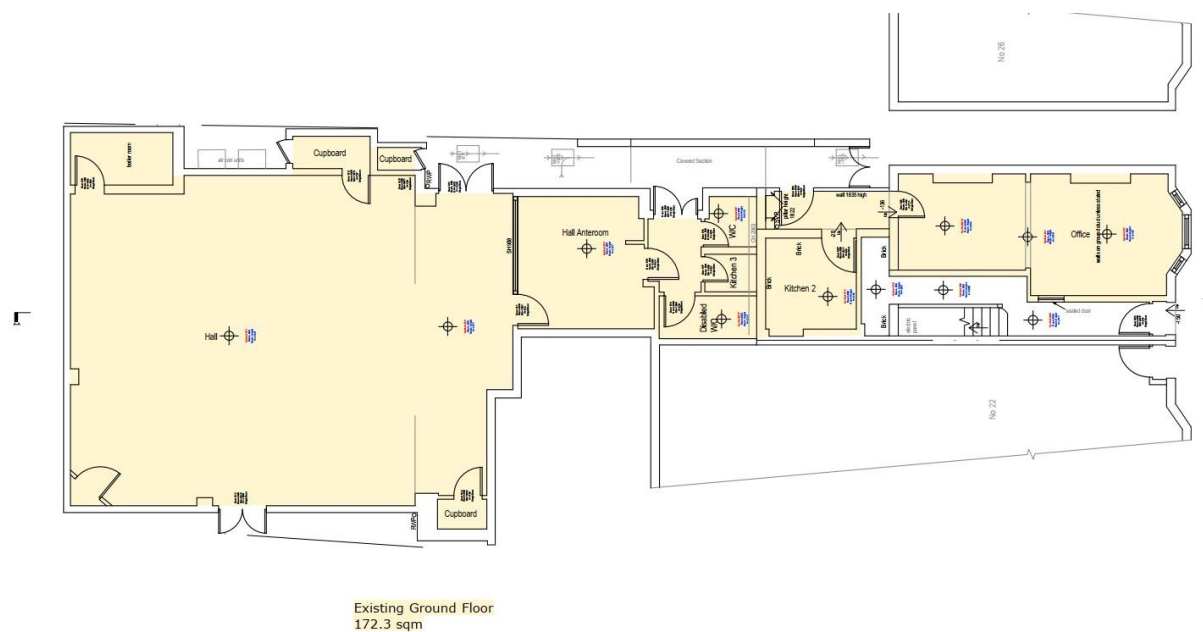
TOWN PLANNING Use Class F1 and C3, (education, worship, residential). Alternative uses, nursery, gym, yoga, Pilates studio, and health related uses, may be permitted, subject to planning. Purchasers are encouraged to contact Merton Planning, as a number of planning consents have been granted, that include, 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. E/M john.m@robertholmes.co.uk



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