ROBERT HOLMES
& COMPANY

20 Cottenham Park Road

Wimbledon, London, SW20 0RZ



Development Opportunity -Planning permission approved (Merton: 25/P2614) for 2 semi detached 6 bedroom houses of 4300 sq ft each set on a total plot of 0.218 acres. Subject to planning permission, there has been discussions on the possibility to alter the current plans to create 2 detached houses. This is currently a detached family house set on high ground with lovely southerly views

£3,450,000

Freehold

- Hallway
- Reception room
- Study
- Cinema room
- Home office/study
- Kitchen/dining room
- Cloakroom & utility room
- 6 bedrooms
- 3 bathrooms
- Garden
- Driveway parking

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Misrepresentation act 1967 (Conditions under which these particulars are issued). Robert Holmes & Company for themselves and the Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract; that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. These particulars are issued on the understanding that all negotiations regarding this property are conducted through Robert Holmes & Company.

20 COTTENHAM PARK ROAD, WIMBLEDON, LONDON, SW20 0RZ

Currently a detached family house set on high ground with lovely southerly views, planning permission has been granted to build 2 semi detached houses with spacious accommodation set over 4 floors with driveway parking to the front, each set on a plot of 0.218 acres (Merton 25/P2614). There is also the possibility of altering the current plans to create two detached houses, subject to planning permission.
Architects details- Guy Shorney from GBS Architectural. e: guy@gbs.co.uk

The property is situated on this quiet road, well placed for Raynes Park Mainline station (Waterloo 15 minutes) and local shops. Wimbledon Common and the Village, with its array of boutiques, restaurants and cafes, are within easy reach as are a number of good local schools – 2 excellent state primary schools being within a short walk and other nearby schools include King's College School, The Rowans and The Study to name a few. Recreational facilities abound including golf, tennis, riding stables and fitness studios.

Local Authority: Merton; Council tax band G; ER/C

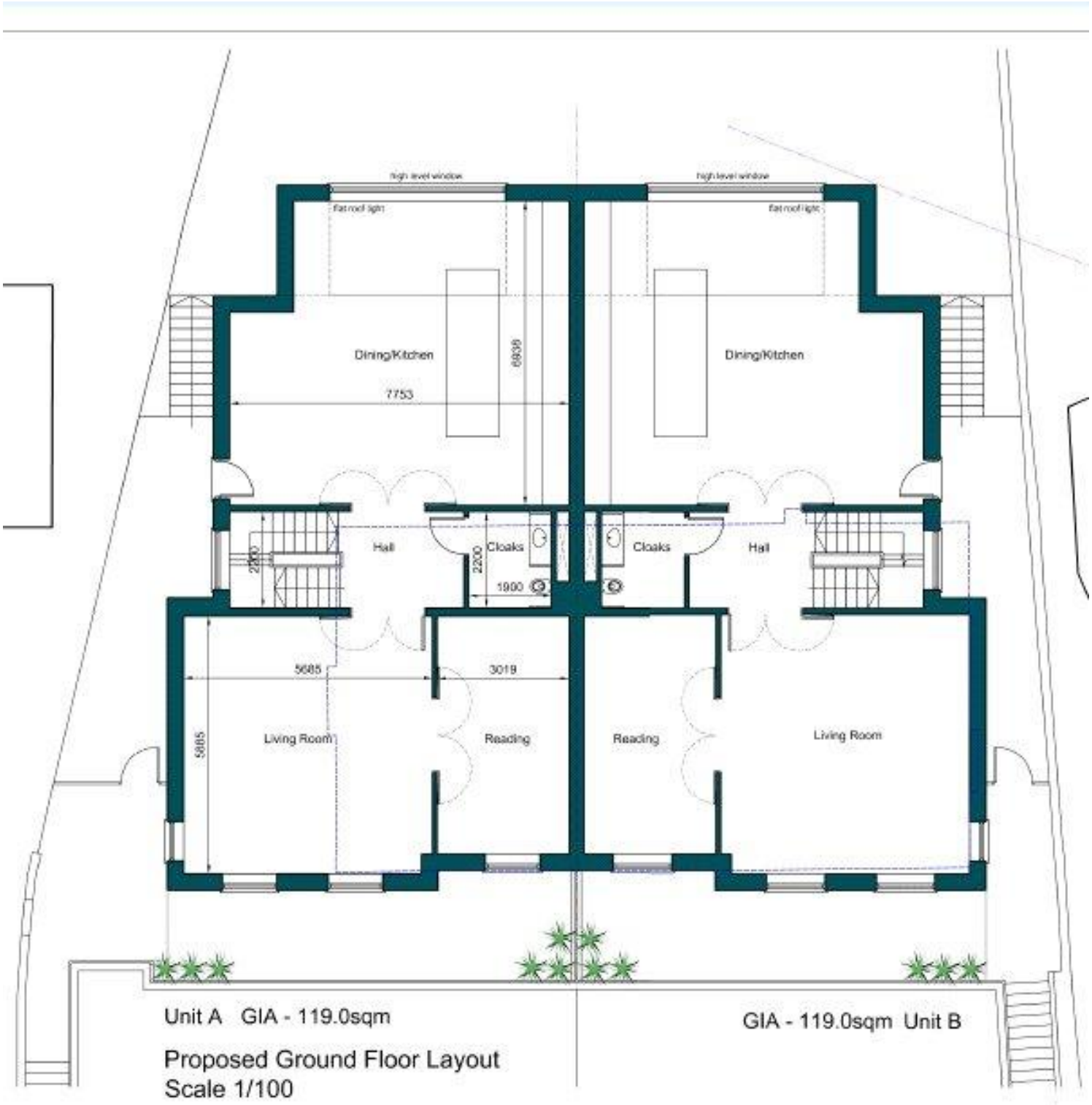


Proposed Front Elevation Scale 1/100

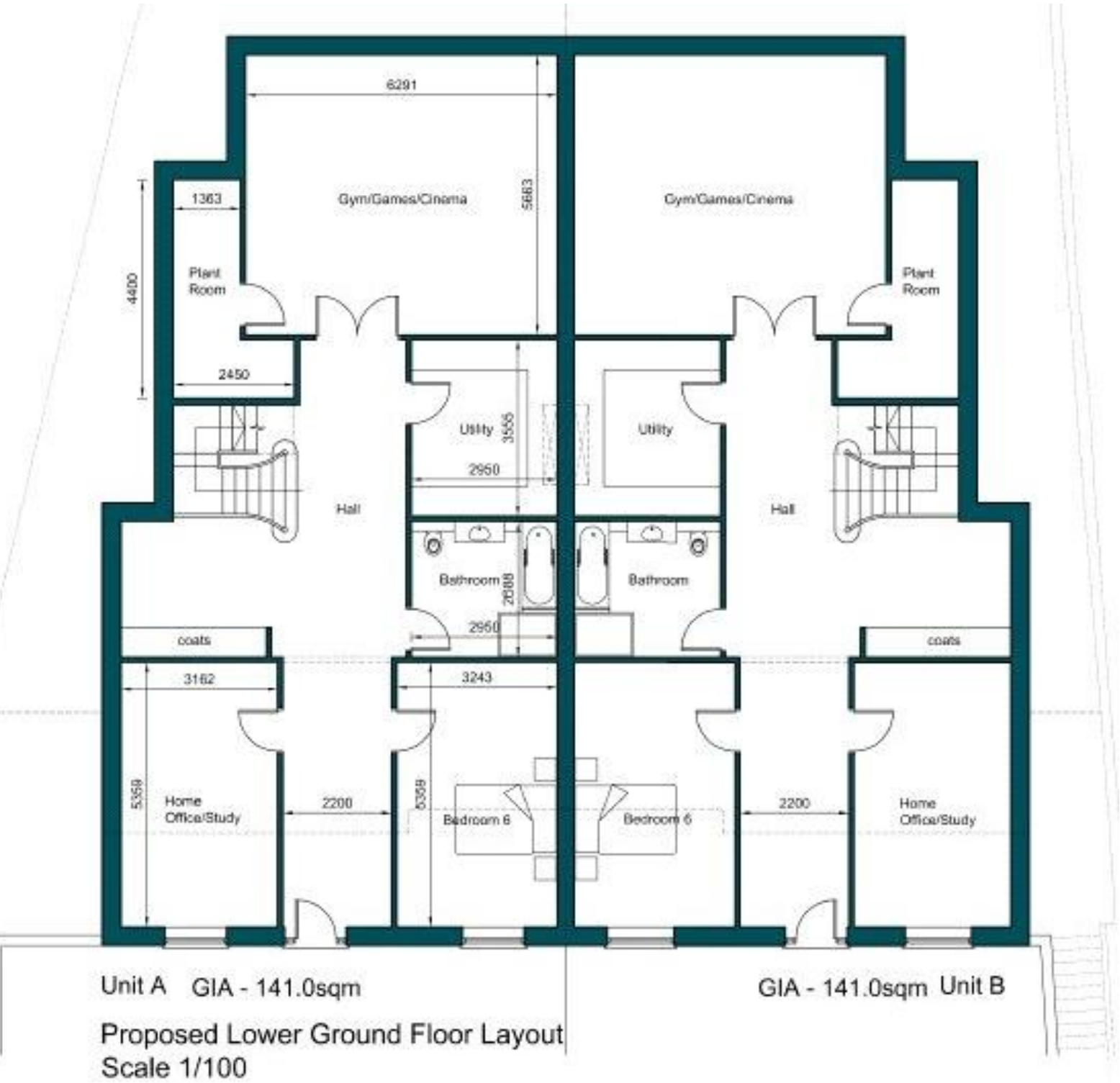
VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.

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Unit A GIA - 141.0sqm

GIA - 141.0sqm Unit B

Proposed Lower Ground Floor Layout
Scale 1/100

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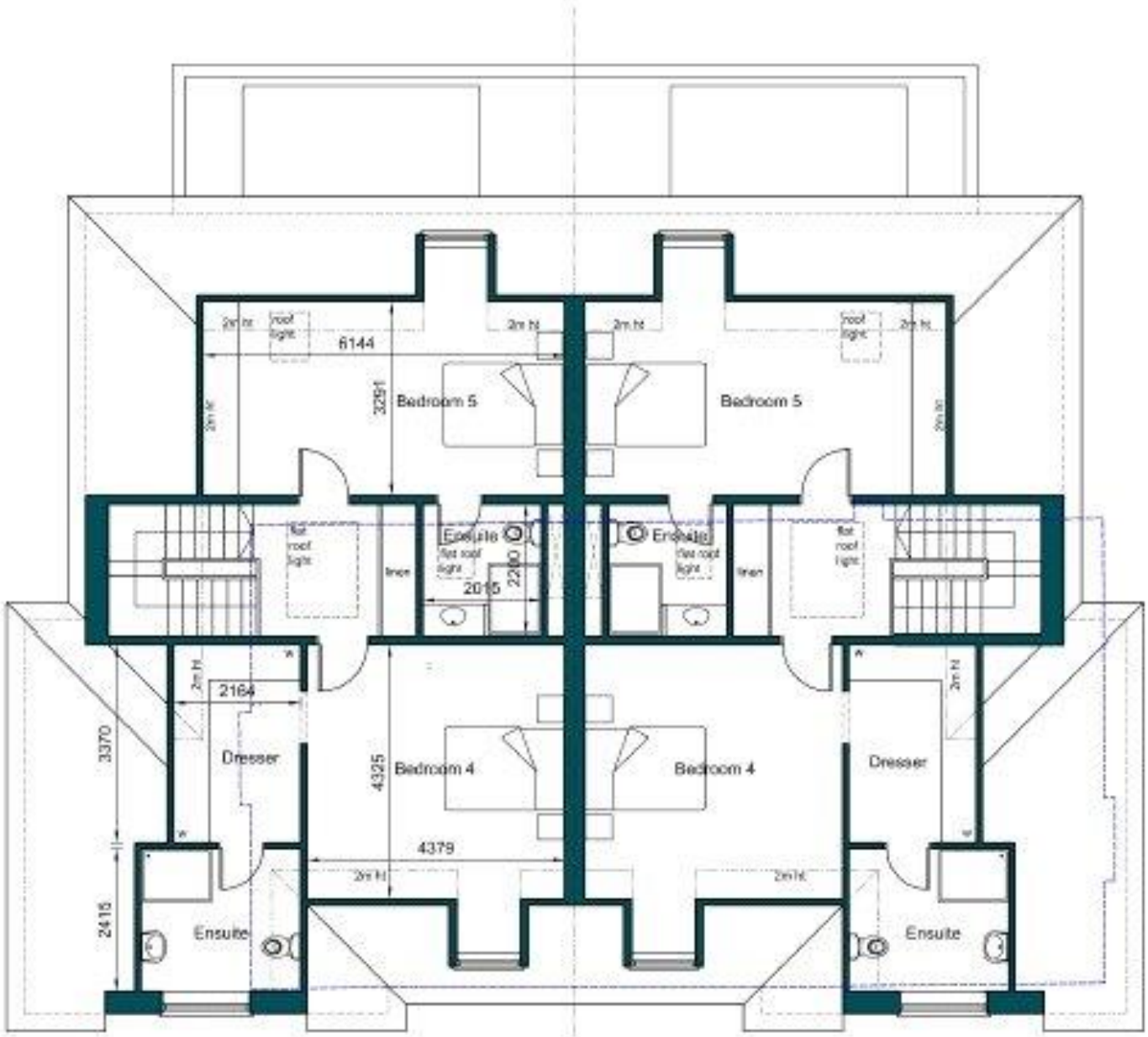
Unit A GIA - 103.0sqm

GIA - 103.0sqm Unit B

Proposed First Floor Layout

Scale 1/100

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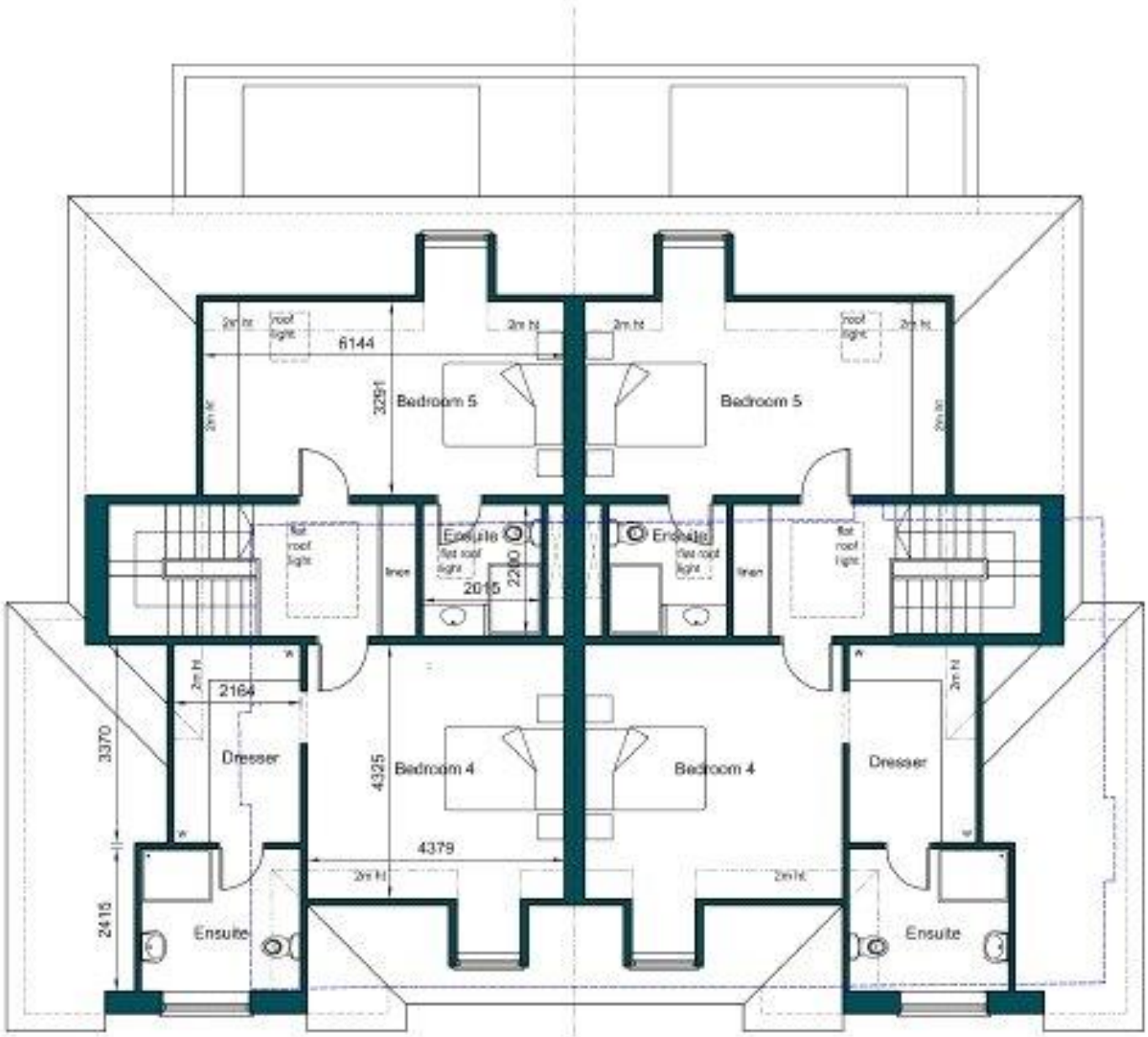


Unit A GIA - 75.8sqm GIA - 75.8sqm Unit B

Proposed Second Floor Layout

Scale 1/100

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Unit A GIA - 75.8sqm GIA - 75.8sqm Unit B

Proposed Second Floor Layout

Scale 1/100

20 COTTENHAM PARK ROAD, WIMBLEDON, LONDON, SW20 0RZ



Proposed Site Layout Scale 1/250

