

**Plough Lane, Wimbledon, SW19 8HA – For Sale**

Development Opportunity  
Freehold house arranged as 2 Flats  
Approx. 1255 sq ft (113.80 sq m)  
Requiring certain works  
Excellent investment opportunity

**Offers in the region of****£695,000****Freehold**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

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**Location:**

Located on a main thoroughfare linking Earlsfield to Wimbledon town centre. The nearest transport facility is to be found at Haydons Rd main line station which is 0.2 mile from the property. St. Georges hospital is close by and therefore making this an excellent letting proposition.

**Description:**

The building has been arranged as two flats and requires certain works to complete the same. Both flats provide excellent accommodation and with very little work they could be easily transformed to provide two bedrooms each. The upper flat has the additional advantage of the loft space which again could be very easily developed. The current arrangement of the property is as follows:

Ground Floor Flat: – Living room, bedrooms, shower room, open plan dining kitchen, WC and garden area.  
First Floor Flat: Living room, kitchen (used as bedroom), bathroom and Bedroom with French doors terrace.  
Externally: Paved driveway

The flats are in reasonable condition although a degree of updating is necessary for either resale or letting purposes

**User:**

We believe the premises fall under Class C3 Dwellinghouses of the Town & Country Planning (Use Class) (Amendment) Order 2005

**Accommodation:**

The property offers the following (GIA) approximate dimensions: -

Ground floor flat:	736 sq ft – 68.40 sq m
First floor flat:	489 sq ft – 45.40 sq m
Total:	1225 sq ft - 113.80 sq m

**Tenure:**

Freehold together with the leasehold, title of the ground floor flat.

**EPC:**

Energy performance certificate is awaited for the premises. A copy of the EPC is available upon request.

**Legal Fees:**

Each party to bear own legal costs.

**Price**

£695,000

**Contact:**

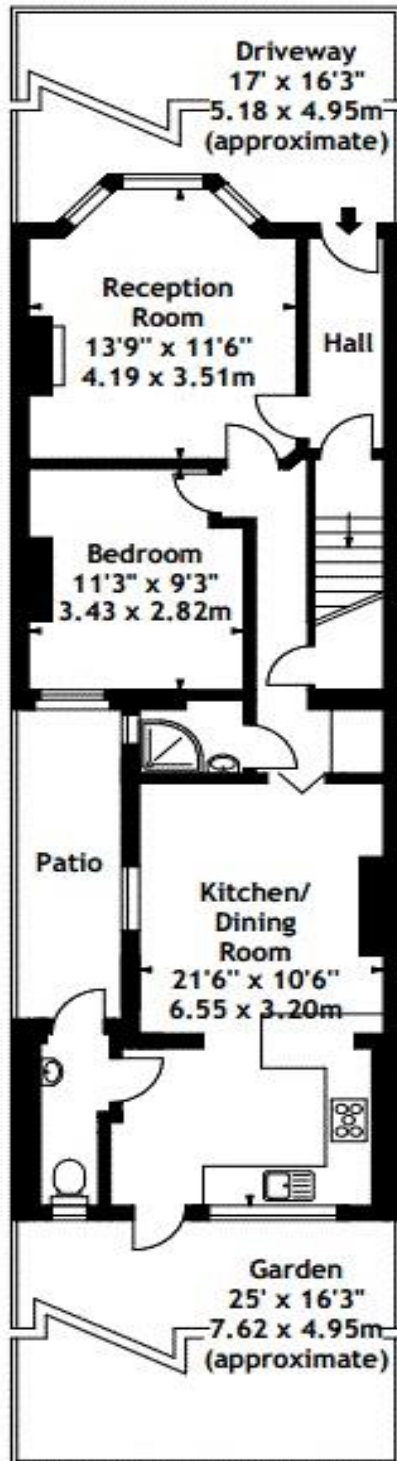
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Plough Road, SW19  
Approx. Gross Internal Area  
1125 Sq Ft - 113.80 Sq M



**Ground Floor**



**First Floor**

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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