

## 4 CHELVERTON ROAD PUTNEY, LONDON SW15 1RH



**FREEHOLD PROPERTY FOR SALE  
VACANT COMMERCIAL PARTS (WITH EXTRACTION)  
RESIDENTIAL FLATS SOLD OFF ON 125-YEAR LEASES**

**OFFERS IN EXCESS OF £515,000**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
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Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
Sales, Residential Management, Service Charge & Estate Management

### Location:

The property is located on the eastern end of Chelverton Road, close to its junction with Putney High Street (A219). The South Circular Road (A205) is 0.1 miles south of the premises which provides a direct route crossing through South London, linking the M4 and A4 at Gunnersbury in the west. Transport links are excellent, with **Putney Station** (Southwestern Railway) being just 0.1 miles south of the premises, offering regular access to and from Greater London, including Waterloo. **Putney Bridge Underground** (District Lines) is 0.6 miles north of the premises. The locality also benefits from regular bus services including to Shepherd's Bush and Baker Street.

Putney is an affluent residential suburb in southwest London. The vicinity benefits from a large variety of restaurants and popular national retail outlets on the nearby Putney High Street, including Boots, Lidl, Waitrose, Sports Direct, EE and H&M which produces a strong footfall. Local attractions include the Putney Embankment on the River Thames which is occupied by multiple boat houses and small artisan street, and Wandsworth Park.

### Description:

The property comprises a three-storey mixed-use mid-terrace building. The commercial accommodation is arranged over ground and basement levels and was formally used as a restaurant. The premises benefit from a fully fitted kitchen with existing extraction, male and female WCs, a rear courtyard formerly used for customer seating, a small front forecourt, and an industrial cold storeroom in the basement. The first and second floors are residential dwellings which have been sold off on long leases.

### Accommodation:

Floor	Net Internal Floor Area
Ground	1,059 sq. ft. / 98.38 sq. m.
Basement	404 sq. ft. / 37.5 sq. m.
<b>Total</b>	<b>1,463 sq. ft. / 135.88 sq. m.</b>

### Tenancies:

The commercial accommodation does not benefit from any existing tenancies and will be sold with full vacant possession.

Flat's A and B have both been sold off on long leases commencing 1<sup>st</sup> October 1998 for 125 years with 101 years remaining with the usual full repairing and insuring terms and service charge provisions. The ground rents for both flats are £100 per annum for the first 25 years of occupation, £200 from the 25<sup>th</sup> to 50<sup>th</sup> years of occupation, £300 per annum from the 50<sup>th</sup> to 75<sup>th</sup> years of occupation, £400 per annum from the 75<sup>th</sup> to 100<sup>th</sup> years of occupation and £500 from the 100<sup>th</sup> to 125<sup>th</sup> years of occupation.

### User:

We believe the premises fall under Class E and C3 Residential Dwellings of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

**Local Council:**

London Borough of Wandsworth.

**EPC:**

The property has an EPC rating of D (77); a copy of the EPC is available upon request.

**Legal Fees:**

Each party to bear its own legal costs.

**Tenure:**

Freehold, subject to existing tenancies.

**Price:**

Offers invited in the region of **£515,000** (five hundred and fifteen thousand pounds).

**VAT:**

Not applicable.

**AML:**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

**Viewings:**

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

**Contacts:**

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