

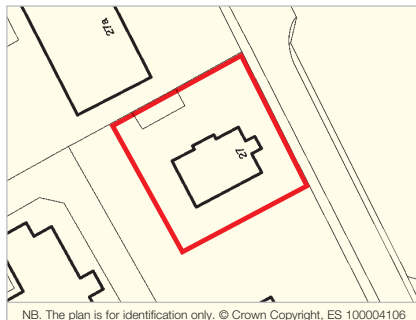
## London SW18

### Clark House, 27 Heathfield Road, Wandsworth SW18 3HR

- **Freehold Detached Building**
- Extending to Approximately 242.96 sq m (2,615 sq ft)
- Occupying a Site extending to Approximately 0.070 Hectares (0.172 Acres)
- Possible Potential for Redevelopment, subject to obtaining all necessary consents
- Single Garage

### Vacant Possession

BY ORDER OF THE MINISTRY OF JUSTICE



#### Seller's Solicitor

Messrs Michelmores LLP (Ref: Ms J Iles).  
Tel: 01392 687531.  
Email: jill.iles@michelmores.com

**VACANT – Freehold Building**



#### Tenure

Freehold.

#### Location

The property is situated on the west side of Heathfield Road to the east of its junction with Earlsfield Road (B234). Local amenities are available in both Earlsfield and Wandsworth Common and the further facilities of Wandsworth Town and Clapham Junction are also accessible. Rail services run from both Earlsfield and Wandsworth Common Stations and Trinity Road (A214) provides easy access to the A3. The open spaces of Wandsworth Common are within walking distance and the River Thames at Wandsworth Bridge is to the north.



#### Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property extends (excluding garage) to approximately 242.96 sq m (2,615 sq ft) and occupies a site which extends to approximately 0.070 hectares (0.172 acres) which is mainly laid to hardstanding. The site has vehicular access off Heathfield Road. There is a single detached garage. The property may afford potential for redevelopment subject to obtaining all necessary consents.

#### Accommodation

**Ground Floor** – Room 1, Room 2, Room 3, Room 4, Kitchen Area with 3 Larders off, Separate WC with wash basin

**First Floor** – Room 1, Room 2, Room 3, Room 4, Room 5, Bathroom with Shower Cubicle and wash basin, Separate WC

**Site Area: Approximately 0.070 Hectares (0.172 Acres)**

#### Planning

Planning Authority: The London Borough of Wandsworth.  
Tel: 0208 871 6000.

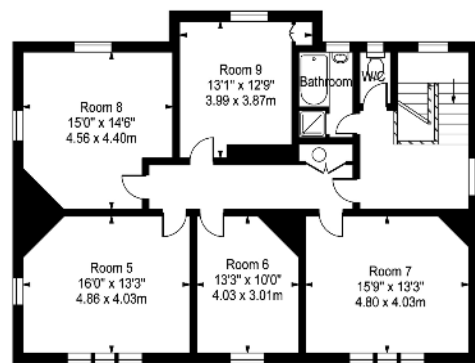
The property may afford potential for redevelopment subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.





First Floor

