

## London SW17

### 2B Shrewton Road Tooting SW17 9HX

- **Freehold Site Extending to Approximately 0.031 hectares (0.077 acres)**
- **Currently occupied by a Single Storey Commercial Building (storage/light industrial usage B8)**
- **Permitted Development Application submitted for change of use to provide a Three Bedroom Bungalow GIA 120 sq m (1,291 sq ft). Decision Pending**

### Vacant Possession upon completion



#### To View

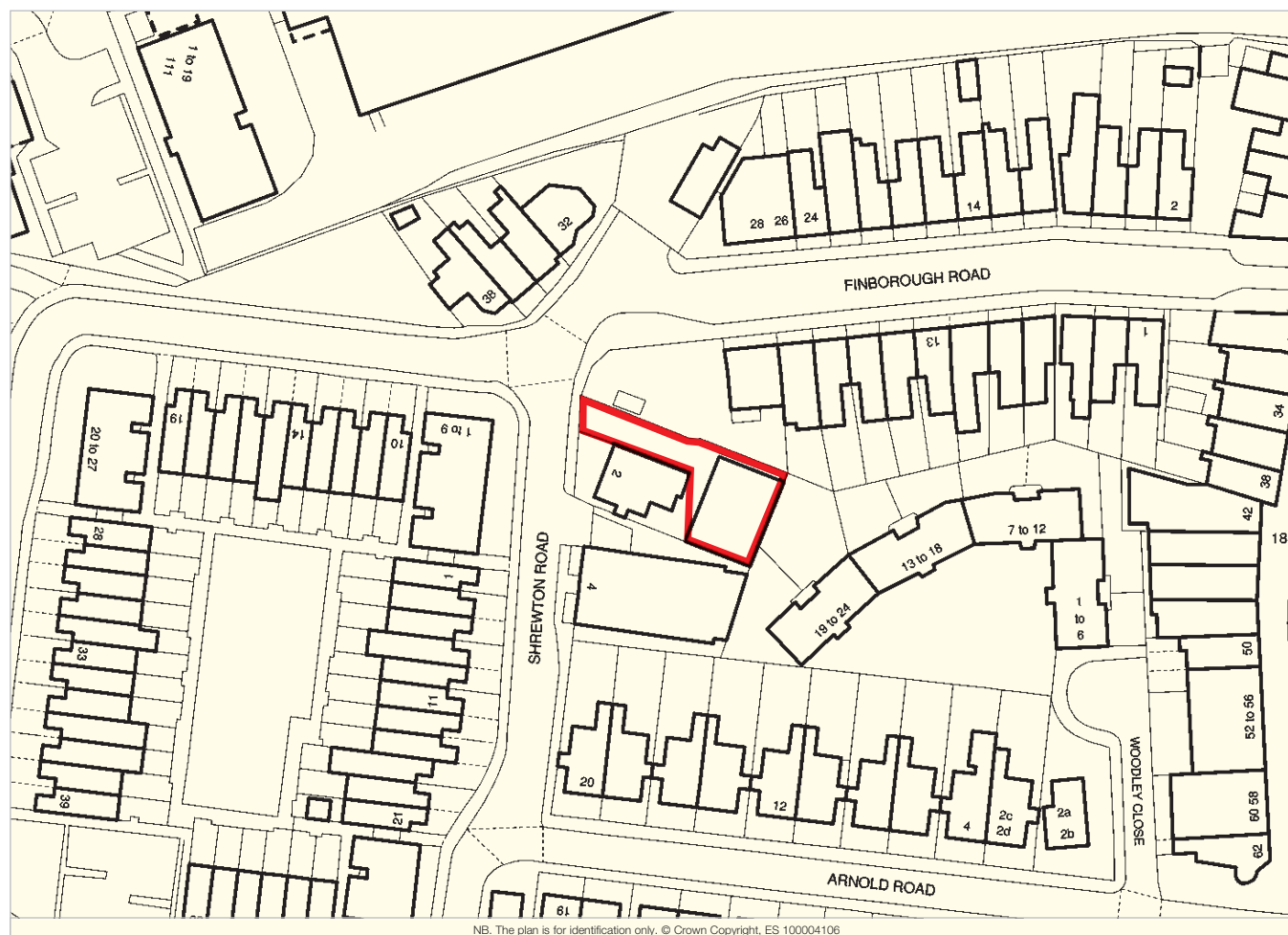
Please refer to website: [www.allstop.co.uk](http://www.allstop.co.uk)

#### Seller's Solicitor

Messrs Banks Kelly Solicitors (Ref: MF).

Tel: 0207 651 0274.

Email: [michael.delafuente@bankskelly.co.uk](mailto:michael.delafuente@bankskelly.co.uk)



NB. The plan is for identification only. © Crown Copyright, ES 100004106

#### Tenure

Freehold.

#### Location

The property is situated on the east side of Shrewton Road, to the south of its junction with Finborough Road to the west of London Road (A217). Local amenities are available and the further facilities of Tooting are accessible to the north. Rail services run from Tooting Station, and Tooting Broadway Underground Station (Northern Line) is to the north. The open spaces of Friggs March are to the south

#### Description

The property comprises a generally level site extending to approximately 0.031 hectares (0.077 acres). The site is currently occupied by a single storey commercial building (storage/light industrial usage B8). The site is approached via gated vehicular access from Shrewton Road.

#### Accommodation

**Site Area Approximately 0.031 Hectares (0.077 Acres)**

#### Planning

Local Planning Authority: London Borough of Merton.

Tel: 020 8274 4901.

Website Address: [www.merton.gov.uk/environment/planning.htm](http://www.merton.gov.uk/environment/planning.htm)

A Permitted Development application has been submitted for change of use to Residential (Class C3). A decision is pending. The proposed plans provide for a three bedroom bungalow extending to approximately 120 sq m (1,291 sq ft).

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.allstop.co.uk](http://www.allstop.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.

**VACANT – Freehold Site/Building**