

**London SW18**  
**47 Wimbledon Park Road,**  
**Wandsworth**  
**SW18 5SJ**

- **A Freehold Semi-Detached Four Storey Building**
- Internally arranged to provide Four Self-Contained Flats
- Planning Permission for Conversion into a Single Dwelling House
- Further Planning Permission for conversion to provide Three Self-Contained Flats (2 x Two Split Level Flats and 1 x One Bedroom Flat)
- Generous Rear Garden

**Vacant Possession**

**SIX WEEK COMPLETION**



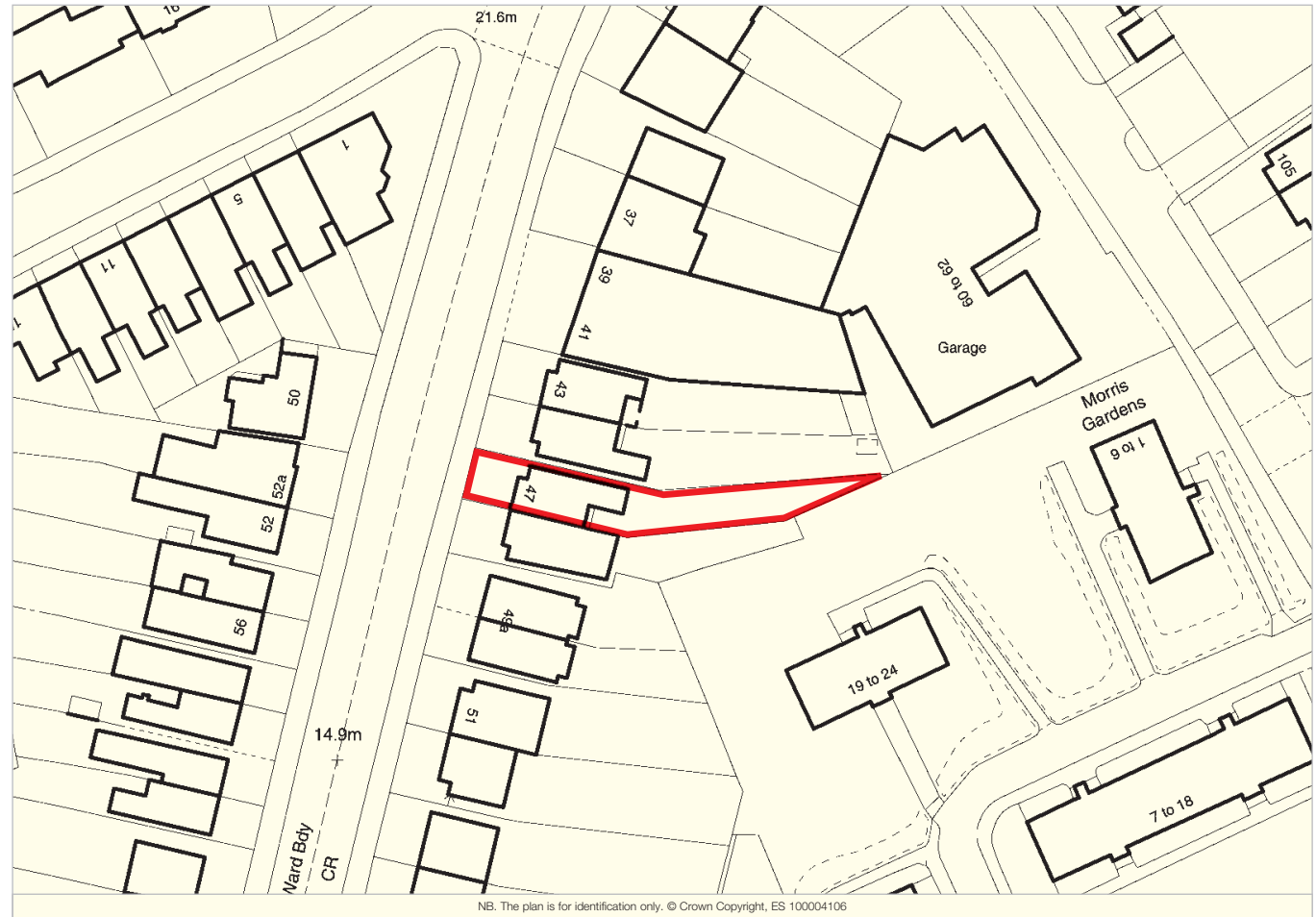
**To View**

The property will be open for viewing every Thursday between 4.15 – 4.45 p.m. and Saturday between 3.00 – 3.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**

Downs Solicitors (Ref: C.Walton).  
Tel: 01932 588569.  
Email: c.walton@downslaw.co.uk

**VACANT – Freehold Building with Planning**



**Tenure**

Freehold.

**Location**

The property is situated on the east side of Wimbledon Park Road, to the north of its junction with Seymour Road and to the south of its junction with West Hill Road. Local amenities are available in Wandsworth town centre to the north and the further facilities of both Putney and Wimbledon are accessible. Underground services run from Southfields Station to the south and both the A3 and the A205 (South Circular Road) are easily accessible. The open spaces of King George's Park are to the east.

**Description**

The property comprises a semi-detached building arranged over lower ground, raised ground, first and second floors beneath a pitched roof. The building is internally arranged to provide four self-contained flats. There is a generous rear garden. The lower ground floor flat benefits from its own entrance.

**Accommodation**

**Lower Ground Floor Flat** – Reception Room, Two Bedrooms, Kitchen, Shower Room/WC, Store Room

**Raised Ground Floor Flat** – Reception Room, Bedroom, Kitchen, Shower Room, Separate WC

**First Floor Flat** – Reception Room, Bedroom with En-Suite Shower Room, Kitchen

**Second Floor Flat** – Reception Room, Bedroom, Kitchen, Bathroom/WC

**Planning**

Local Planning Authority: Wandsworth Borough Council.

Tel: 0208 871 6000.

To be offered with the following planning consents:

1) Application No.2015/7001 (dated 5th February 2016).

“Conversion of lower ground and ground floor flat into a single two bedroom unit and erection of a two storey rear extension; including erection of a two storey rear extension and a mansard roof extension to main rear roof to create additional bedroom in upper floor flat; including alterations for a crossover and a retaining wall in the front garden to provide two parking spaces.”

2) Application No.2015/7100 (dated 5th February 2016).

“Conversion of property into single dwelling house including erection of a two storey rear extension and a mansard roof extension to main rear roof; including alteration for a crossover and a retaining wall in the front garden to provide two parking spaces.”

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

