

## London SW19

### 27A Leopold Road, Wimbledon SW19 7BB

- A Freehold Single Storey Building formerly arranged to provide Office Accommodation
  - To be offered with Permitted Development for Change of Use from Office Use to Residential Use
- ## Vacant Possession



#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Joint Auctioneer

Andrew Scott Robertson (Ref: SR).  
Tel: 0208 971 3800.

#### Seller's Solicitor

Messrs Waller Pollins Goldstein (Ref: BG).  
Tel: 0208 343 1551.  
Email: bgordon@wpglaw.co.uk

**VACANT – Freehold Building**



#### Tenure

Freehold.

#### Location

The property is situated on the south side of Leopold Road to the west of its junction with Alexandra Road and to the west of its junction with Woodside. Local amenities are available along Leopold Road itself and the further facilities of Wimbledon town centre are accessible to the south. The All England Lawn Tennis Club is within reach to the north-west. Rail and Underground services run from Wimbledon Station and Wimbledon Park Underground Station (District Line) is to the north. The A3 is to the west. The open spaces of Wimbledon Common are to the west.

#### Description

The property comprises a single storey building which is internally arranged to provide former office accommodation. The building extends to approximately 126.74 sq m (1,364 sq ft).

#### Planning

Local Planning Authority: Melton Council.

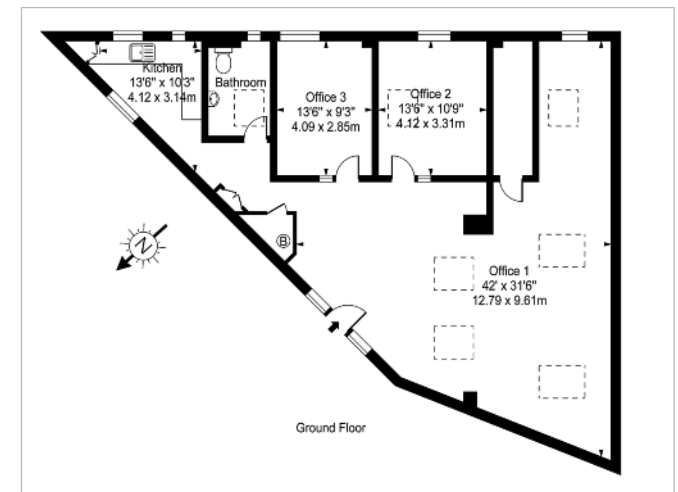
Tel: 0808 808 4994. Planning Application 14/P2450.

The property has Permitted Development for the change of use from office use (B1a) to residential use class C3. There may be potential to create two residential units, including the addition of a pitched roof, subject to obtaining all necessary planning consents.

#### Accommodation

Main Room with Room 1 off, Room 2 off, Small Room 3 off, Kitchen Area, Separate WC and wash basin

GIA Approximately 126.74 sq m (1,364 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.alltop.co.uk](http://www.alltop.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.