

## London SW15

**2 St Georges Court,  
131 Putney Bridge Road,  
SW15 2PA**

- **A Freehold Mid Terrace Former Office Building**
- Extending to approximately 96.91 sq m (1,043 sq ft) GIA
- To be offered with permitted development for the conversion of the existing building to create a two bedroom house

### Vacant Possession

#### To View

The property will be open for viewing every Thursday between 2.15 – 2.45 p.m. and Saturday between 12.30 – 1.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

B H Solicitors (Ref: A Omu)  
Tel: 0208 4639970

**VACANT –  
Freehold Office Building with  
Permitted Development for a Two  
Bedroom House**



#### Tenure

Freehold.

#### Location

The property is located on the south side of St Georges Court, to the south of its junction with Putney Bridge Road. Putney Bridge Road provides access to Putney High Street to the west. Local amenities and shopping facilities, bars and restaurants are available along Upper Richmond Road and Putney High Street. Putney Rail Station (London Overground) and East Putney Underground Station (District Line) are located approximately 0.6 miles to the west and 0.4 miles to the south-west, respectively. The A205, A3 and M25 Motorway are accessible. The open spaces of Wandsworth Park and Putney Common are close by.

#### Description

The property comprises a former office building arranged over ground and first floors beneath a pitched roof. The property is to be offered with permitted development for change of use and the conversion of the existing building to create a two bedroom house.

#### Accommodation

**Ground Floor** — Open Plan Office Area with Partitioned Office Area

**First Floor** — Open Plan Office Area, Kitchenette and Male and Female WC with basins

GIA 96.91 sq m (1,043 sq ft)

#### Planning

Local Planning Authority: Wandsworth District Council.

Tel: 0208 871 6000.

To be offered with permitted development for change of use and conversion of the existing building to create a two bedroom house.

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.