

INVESTMENT / DEVELOPMENT
PLANNING GRANTED



**WILTON ROAD, COLLIERS WOOD
LONDON**

Guide Price £1,250,000



DESCRIPTION

Investment / Development / Family Home / HMO or alternative uses STP

The existing property is a semi detached house with 8 rooms, 2 kitchens, 3 bathrooms, basement, garage, and out building. GIA circa 292 sqm - The property is in basic condition and needs refurbishment

LOCATION

Located in the heart of Colliers Wood, this property offers a prime residential opportunity with excellent transport links. The nearest Tube station, Colliers Wood, is approximately 590 yards away (a 7-minute walk), providing direct connections to central London via the Northern line.

Tooting Railway Station is about 740 yards away, offering services on the Thameslink and Southern networks. The area is well-served by several bus routes, including connections to Wimbledon, Kingston, and Tooting. This location is ideal for those seeking a convenient and accessible living environment with easy access to local amenities and transport links.

PLANNING

Merton council granted planning for extension and conversion of the existing building to create 6 x self contained flats with amenity space

A variation has now been submitted and is pending approval for lightwells to basement allowing for reconfiguration of the approved scheme to create 7 x self contained flats

DATA ROOM

Full plans and further information found in the data room on our website [\[link\]](#) - Access Code: wilton1

TERMS

Guide price £1,250,000 - CIL £83,000