



**LAND ADJ, 18 WANDLE ROAD,  
WALLINGTON, LONDON, SM6 7EQ**

***Offers In Excess Of £175,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

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## Description

Freehold consented development plot for sale.

Comprises gated rectangular parcel of land / storage yard currently let on a short term license at a passing rent of £8,100 pa

Planning has been granted for a detached two storey 78 sqm office building, recent changes to the flood risk classification means this could now potentially be build as residential (subject to the relevant consents)

Note: Official flood map in the process of being updated - Evidence in data room

Data room access code: wandle

## Location

The site is in a popular residential street between Hackbridge and Wallington, within the London Borough of Sutton, an area known for good schools and strong family demand. The site enjoys easy access to local shops and amenities, with Hackbridge and Wallington stations nearby providing regular services into central London, plus good road links towards the A23, A217 and M25. Green spaces, riverside walks and leisure facilities are all within easy reach, making this an attractive location for future residential development

## Terms

Offers in excess of £175,000 are sought

## Viewings

Strictly by appointment only

CSJ Property on 020 8296 1273



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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