



**BROOKWOOD ROAD, LONDON, SW18**  
OIEO £850,000

**Carter Jonas**

# BROOKWOOD ROAD, LONDON, SW18

A freehold building located on this quiet residential road, 482m from the underground and all the shops and restaurants Southfields has to offer. The building is currently arranged as two flats and a commercial unit, with potential to extend (stpp). Located in the heart of Southfields. This freehold building offers fantastic potential throughout. The ground floor currently has a commercial unit to the front and a separate studio apartment to the rear. Upstairs is a four bedroom flat with potential to extend into the loft (subject to planning permission). There also includes outside space and off street parking.

The building has previously had permission for another residential flat.

Sole Agents. Chain Free.

EPC Rating:

Commercial unit: C

Ground floor flat: D

First floor flat: E

Council Tax: Please refer to Wandsworth Council's website for current costs.

Ground floor flat: B

First floor flat: D

Please note that the vendor has accepted an offer on the property and therefore is no longer accepting viewings.

## AMENITIES

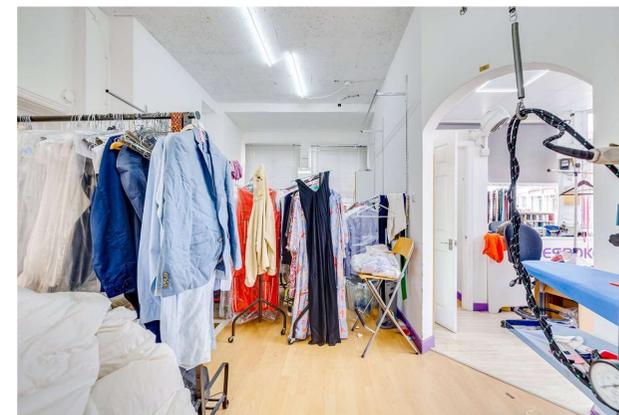
- Freehold
- Development potential
- 2068sqft
- Popular road

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** To be confirmed

**A FREEHOLD BUILDING LOCATED ON THIS QUIET RESIDENTIAL ROAD, 482M FROM THE UNDERGROUND AND ALL THE SHOPS AND RESTAURANTS SOUTHFIELDS HAS TO OFFER. THE BUILDING IS CURRENTLY ARRANGED AS TWO FLATS AND A**



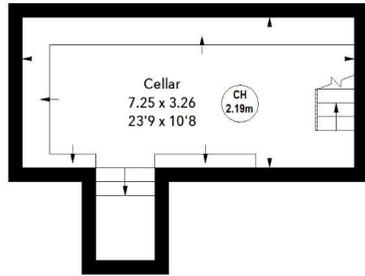


Brookwood Road, SW18

Approximate Area = 192.12 sq m / 2068 sq ft

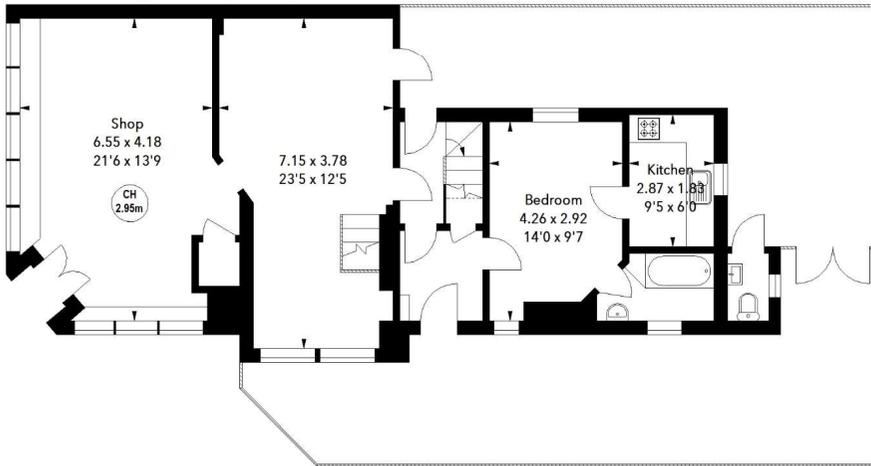


Key :  
CH - Ceiling Height



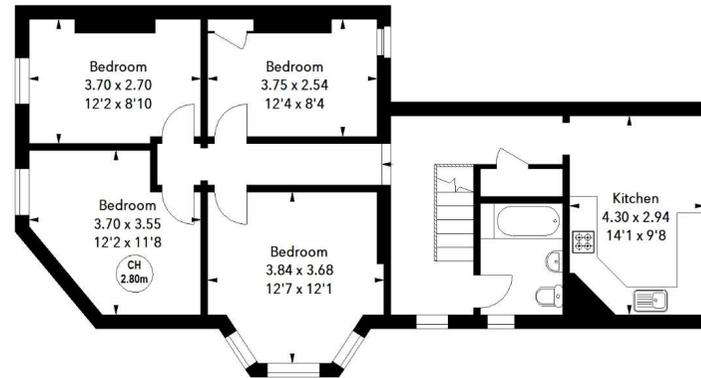
Lower Ground Floor

Approx. 26.20 sq m / 282 sq ft



Ground Floor

Approx. 85.65 sq m / 922 sq ft



First Floor

Approx. 80.27 sq m / 864 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk  
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.