



FOR SALE

DEVELOPMENT – RESIDENTIAL STTP, OFFICE – 8,184 SQ FT (760.29 SQ M)

Spencer Court, Wandsworth High Street, Wandsworth, SW18 4JJ

DESCRIPTION

Spencer Court comprises a complex of four separate properties, Russell House, Marlborough House, Collingbourne House and Frogmore House. The buildings provide a number of suites on ground, first and second floors with shared WC and kitchen facilities.

LOCATION

Spencer Court is a centrally located listed building on the corner of West Hill/Wandsworth High Street and Putney Bridge Road at the western edge of Wandsworth town centre. East Putney underground (District Line) station and Wandsworth Town railway station are both approximately 15 mins walk away. Numerous bus routes also serve the area.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Russell House	2,394	222.4
Marlborough House	1,780	165.36
Collingbourne House	3,222	299.32
Frogmore House	788	73.21
TOTAL	8,184	760.29

AMENITIES

- Air-conditioning
- High speed Internet
- Good natural light
- Kitchen and WC facilities
- Residential conversion opportunity subject to planning

PRICE

Freehold – price on application.

PLANNING

A pre-application advice submission has been made to LB Wandsworth Council in relation to proposals for conversion and development of the site to provide residential apartments. Further information available on request.

RATES

Current rates payable approximately £6.50 per sq ft, excluding any small business or other reliefs that may apply.

VAT

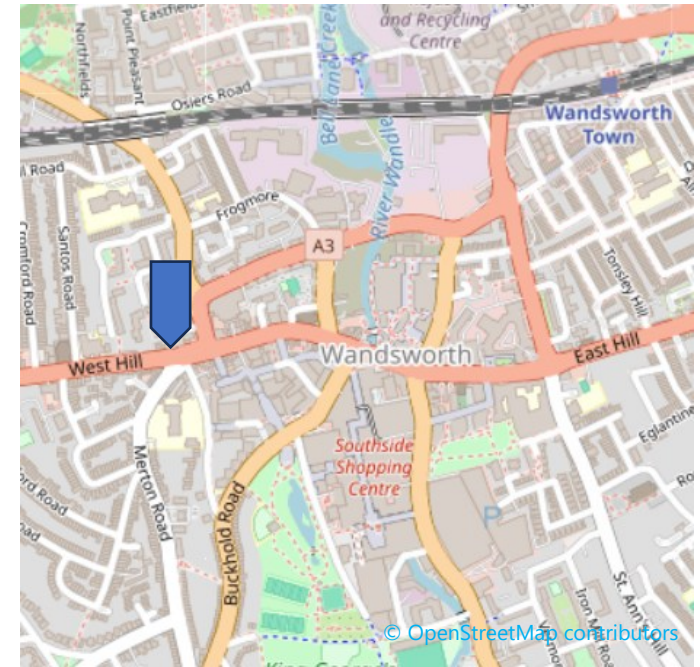
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.

**VIEWINGS –**

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