



All enquiries Ref: Chris Glenn



- **Substantial Detached Freehold Building**
- **Huge Potential for Development (stpp)**
- **Circa 4,771 sq.ft**
- **Full Vacant Possession**

Location:

This substantial building that has until recently been utilised as an hotel / guest house lies on the west side of Bedford Hill at its junction with Hillbury Road. A major attraction to this particular location being that it is situated right at the edge of Tooting Common which provides an array of outdoor recreational activities. It also benefits from great transport links with Bedford Hill forming part of the link between Streatham to the east and the centre of Balham to the North West. In recent years Balham has experienced huge improvements making it now one of the more popular south west locations and transport that includes local bus routes with the station at Balham being just over half a mile from the property providing both rail and underground (Northern Line) services.

Description/ Accommodation:

This substantial detached building is arranged over seven floors. Internally it provides a total of 18 guest/letting rooms, the majority of which have en-suite facilities. The remaining accommodation provides communal dining, lounge and other areas plus kitchen and services areas. The accommodation is laid out as per the floor plans in these particulars of sale, copies of the floor plans can be downloaded from the auctioneers' web site.

Potential:

Whilst a purchaser could continue current use of the property it is evident that subject to all necessary permissions required, the property offers huge potential. This could include reconfiguration and conversion of the property to a single grand family residence, conversion to provide a number of self-contained flats or letting on a room by room basis to create a high yielding multi occupancy investment. Purchasers are deemed to rely upon their own enquiries and independent advice as to permissions that may be required for intended use or development.



Council Tax Band: G

To View:

On no account should prospective buyers visit the property to view without a prior appointment. Please book your appointment to view via our joint agent:

Barney Estate Agents. Tel: 020 8432 7330
 or email your viewing request to
lucia.pincott@barnardmarcus.co.uk

