

FOR SALE

127.56 SQM (1,373 SQ FT) APPROX.

57 SEFTON STREET, PUTNEY, LONDON SW15 1NA

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

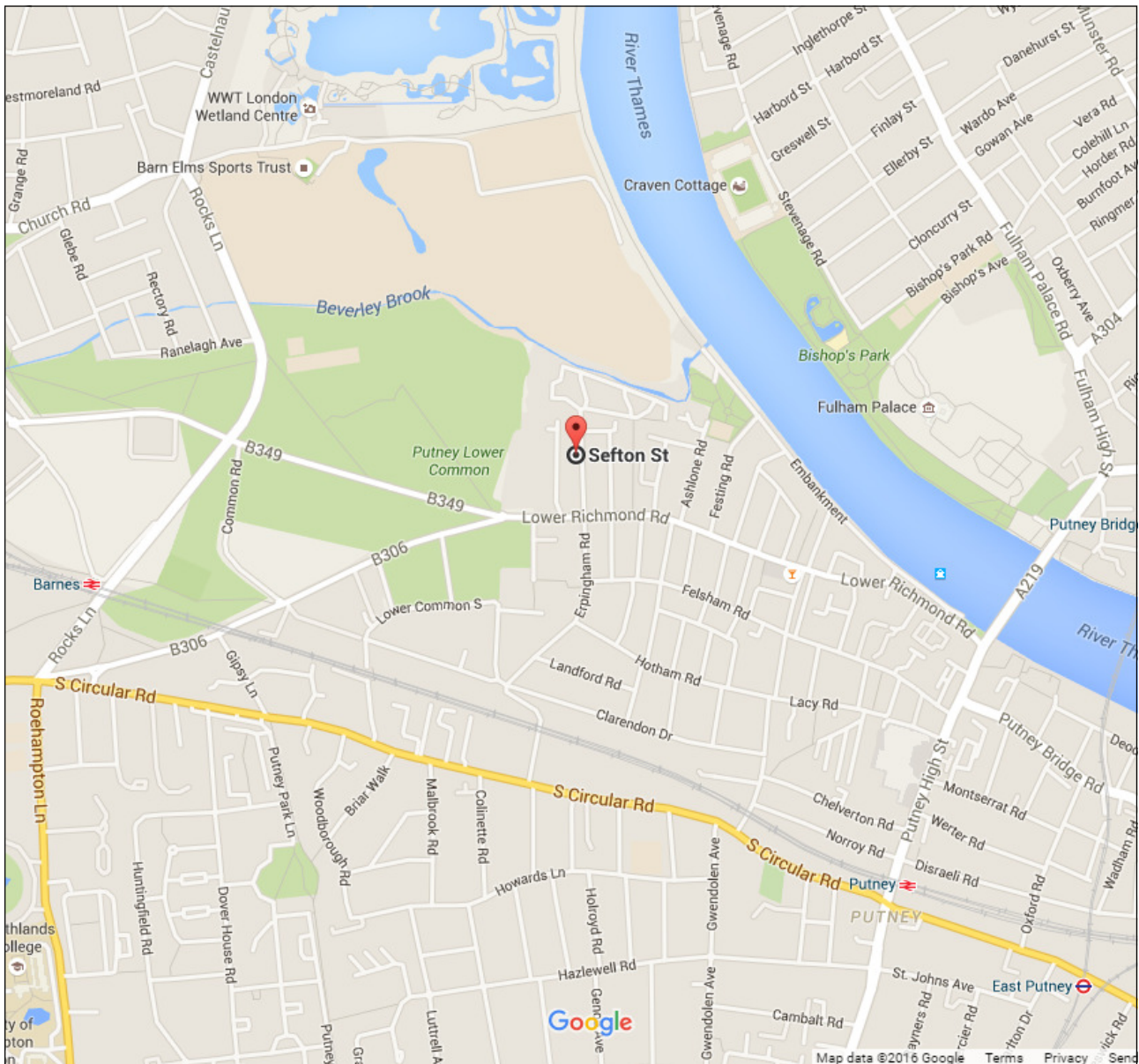


Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **FREEHOLD CHURCH BUILDING**
- **DEVELOPMENT POTENTIAL (STP)**
- **POPULAR RESIDENTIAL LOCATION**
- **CLOSE TO THE RIVER THAMES**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is situated on the west side of Sefton Street in Putney, immediately adjacent to residential dwellings on either side. The property is close to both Putney and Barnes mainline stations and Putney Bridge Underground station is approximately 1 mile to the east. Putney offers a wide range of local amenities including shops, bars and restaurants. The River Thames and Putney Lower Common are also close to the subject property.

DESCRIPTION

The property comprises a single storey, mid terraced church building with a part pitched and part flat roof.

Internally there is a main worship area, kitchen, WC's, 2 small meeting rooms and a rear breakout room. Externally there is a small patio area to the rear and an enclosed paved area to the front.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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PLANNING

Most recently the property has been used as a Christian place of worship and as such we understand the property benefits from a D1 use.

The property has potential for development to provide residential housing subject to obtaining the necessary planning permissions.

ACCOMMODATION

Approximate site dimensions:

Width - 9.00m

Length - 22.91m

Approximate Gross Internal Area:

127.56 SQM (1,373 SQ FT)

ENERGY PERFORMANCE RATING

Energy Rating: N/A

TENURE

Freehold

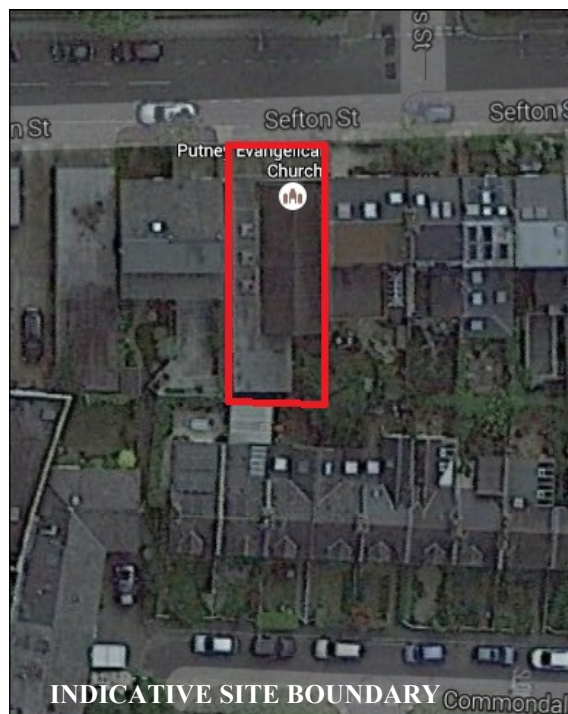
PRICE

£895,000

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
SNELLER COMMERCIAL
020 8977 2204
matt@snellers.com



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