

## Land at Mostyn Road, Wimbledon SW19 3LS



**For Sale Freehold**

**Guide Price £100,000**

Vacant plot of land extending to approximately 1,453 sq ft./135 sq m (areas provided by vendor).  
The land is located behind 153 Mostyn Road with various access points and currently there is a garage on it.  
On adjoining land, a new single storey dwelling is being constructed (LB Merton Planning Consent 19/P1235).  
We understand this to be a one bedroom detached property with a GIA of approximately 590 sq. ft.  
This precedent may assist a buyer to obtain planning permission.

**Contacts: Robin Catlin or Stewart Rolfe**

**020 8971 4999**

**24 High Street, Wimbledon Village, SW19 5DX**

**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**

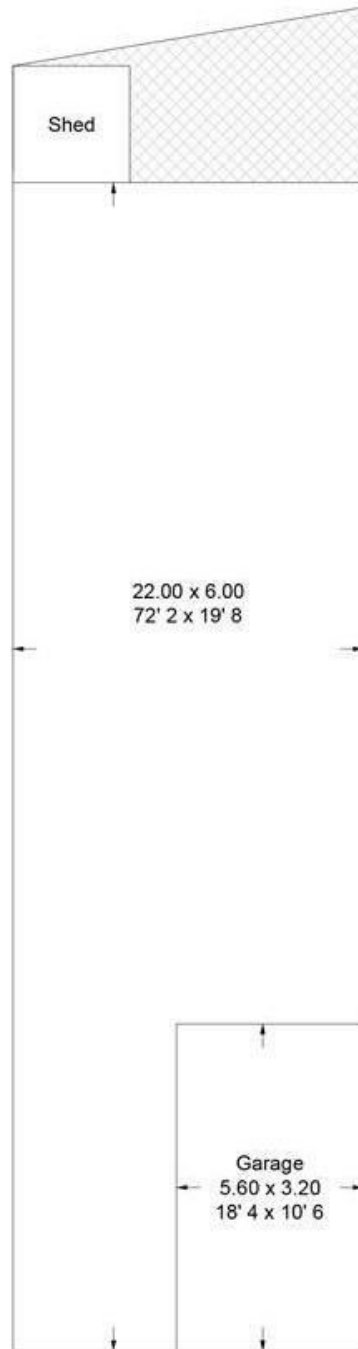
- Plot of land with potential for residential development (subject to all consents)
- Close to Mostyn Gardens
- Approx site area 1,453 sq ft / 135 sq m
- Historic covenants in title
- Tramlink at Merton Park (1.0 mile)
- Short walk to Morden (0.5 mile)
- Thameslink at South Merton Station (0.1mile)
- South Wimbledon - Northern Line (1.2miles)
- Wimbledon Town Centre/ Station (1.4miles)





# Mostyn Road

Approximate Gross Internal Area = 1453 sq ft / 135 sq m



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