



MORTIMERS

PRICE REDUCED

**MODERN GROUND FLOOR OFFICE IN RIVERSIDE DEVELOPMENT
FOR SALE**

SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING



**2 MILLINERS HOUSE, EASTFIELDS AVENUE,
WANDSWORTH SW18 1LP**

Location:

Situated in a mixed-use development less than 100 meters from the river Thames, with ground floor commercial space and residential flats in the block above. The Estate comprises a number of well-spaced blocks and is well-landscaped.

CHARTERED SURVEYORS & COMMERCIAL ESTATE AGENTS

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Mortimers Commercial Limited
Registered Address: 2 Ambleside Avenue, London SW16 6AD Registered in England and Wales 06578109

It is handily placed for the Hudson's convenience store (1 minutes' walk) and Sainsbury's Local (4-5 minutes' walk) whilst Putney and Wandsworth town centres are within 15 minutes' walk. The beautiful Wandsworth Park is close-by as well offering peaceful respite from the working day, apart from its avenues of London plane and lime trees, it has a charming 12-hole mini golf course, serviced by the excellent Putt in the Park café, and two hard tennis courts.

The area is well served by public transport. Bus 485 terminates at WRQ, whilst routes 220 and 270 also run along Putney Bridge Road. East Putney District Line and Wandsworth Town (for London Waterloo) stations are 12-14 minutes' walk. Perhaps the most important public transport link is the Riverside Quarter Thames Clipper stop, at the other end of Milliners House which runs into Central London.

Description: Ground floor self-contained office premises in a modern mixed- use development (finished November 2004). The office has high quality hardwood flooring throughout (apart from to the bathroom), plaster and paint to walls and ceilings with recessed spotlights and air conditioning/heating units.

One secure car parking space is demised with the office. This is situated in the underground car park, controlled by fob-operated gates.

Accommodation: 93.14 m² (1,002 sqft).

Terms: A sale of the existing 999 year lease from 25th December 2003 with a rising ground rent every 25 years from £250 pa to a maximum of £1,250 pa.

Price: £360,000

Service Charge: Details provided upon request.

Planning: Class E Office premises.

Rates: The Rateable Value is £24,500, based on the current multiplier of 0.499 the Rates Payable is £12,225.50 pa. Interested parties should verify these figures with the local rating authority.

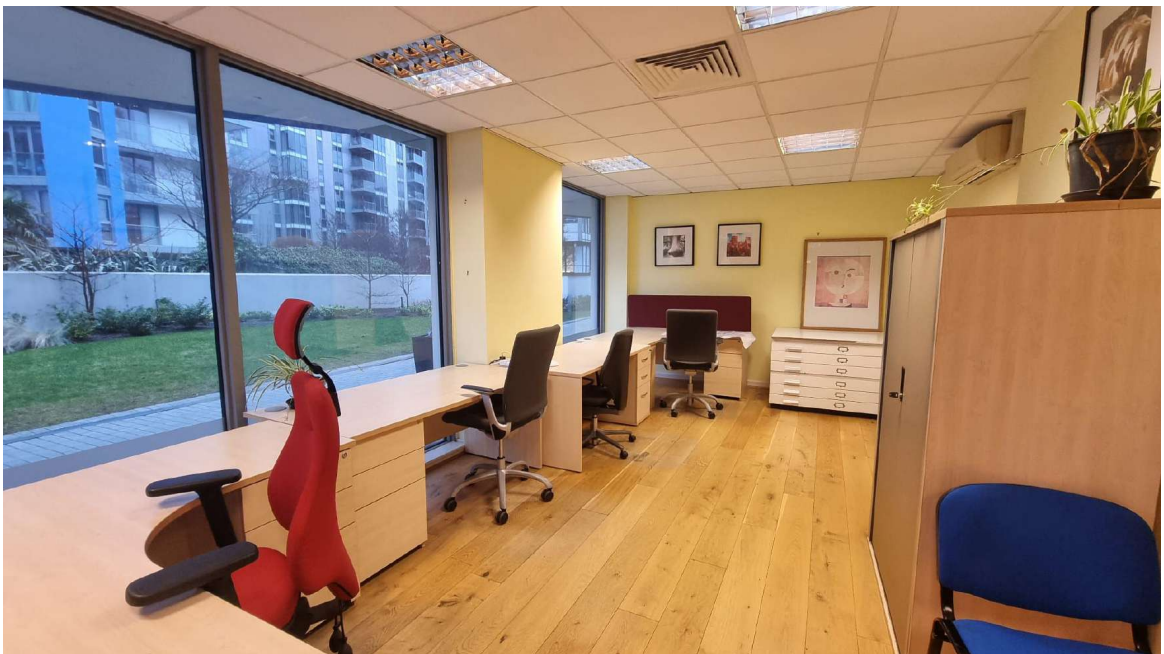
EPC: Rating 59C. Further details available upon request.

VAT: We understand VAT is applicable to the purchase price.

Legal Costs: Each party will be responsible for their own legal costs.

Viewing: Strictly by appointment through sole agent MORTIMERS.
Contact: Justin Mortimer 020 7112 8097 / 07730 202028.

Photos:



Misrepresentation Act 1967: Mortimers for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Mortimers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



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