



BEAUFORT
PROPERTY INVEST



Queens Road

Wimbledon

Wimbledon lies in the south-west area of London, three miles south of Wandsworth, 3.5 miles east of Kingston upon Thames, in Greater London. The area is identified in the London Plan as one of 35 major centres in Greater London. It is considered an affluent with the residential area splitting into two sections: the village and the town.

Location Summary

Wimbledon is a town of south-west London, 7.0 miles southwest of the centre of London. It is home to the Wimbledon Championships and New Wimbledon Theatre, and contains Wimbledon Common, one of the largest areas of common land in London. The residential and retail area is split into two sections known as the "village" and the "town", with the High Street being the rebuilding of the original medieval village, and the "town" having first developed gradually after the building of the railway station.

Location Summary

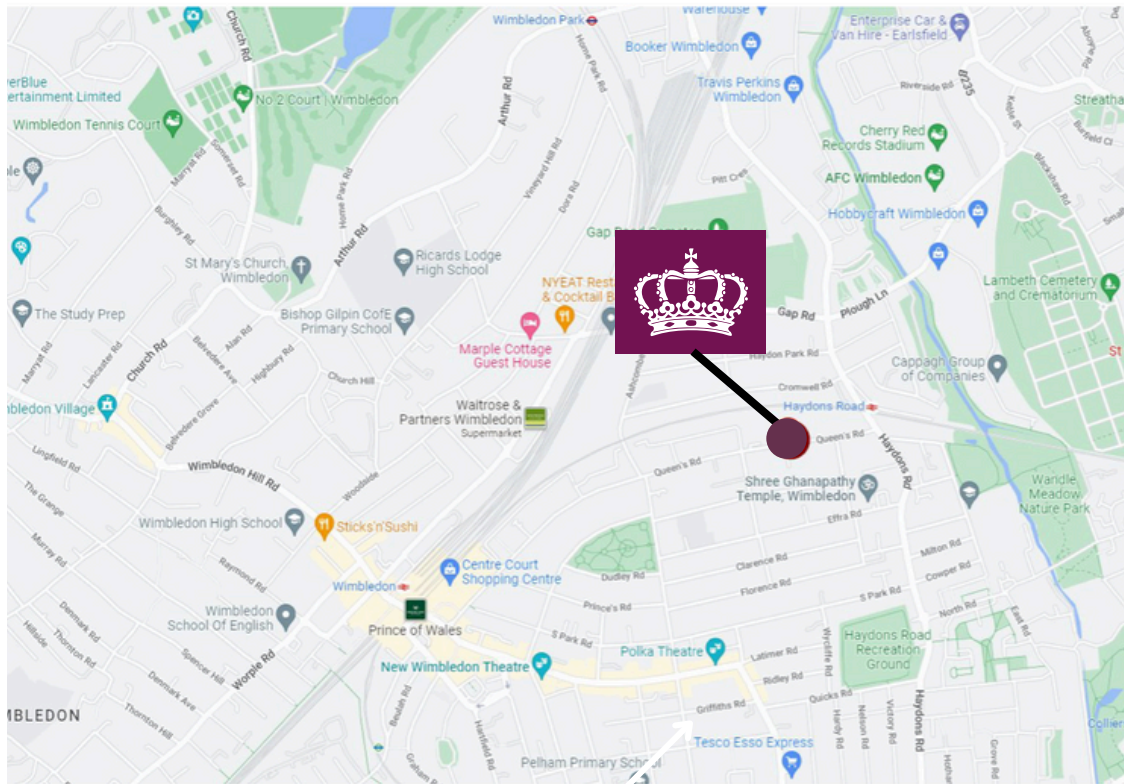


The home of tennis, the green wilds of Wimbledon Common and pretty Wimbledon Village, Wimbledon is a charming area to explore in South West London.



Location Summary

Situated in the heart of Southwest London, Queens road is a 10 minute walk from Wimbledon train Station. With excellent transport links into London Waterloo, District line London Underground and tram connections to Greater London.

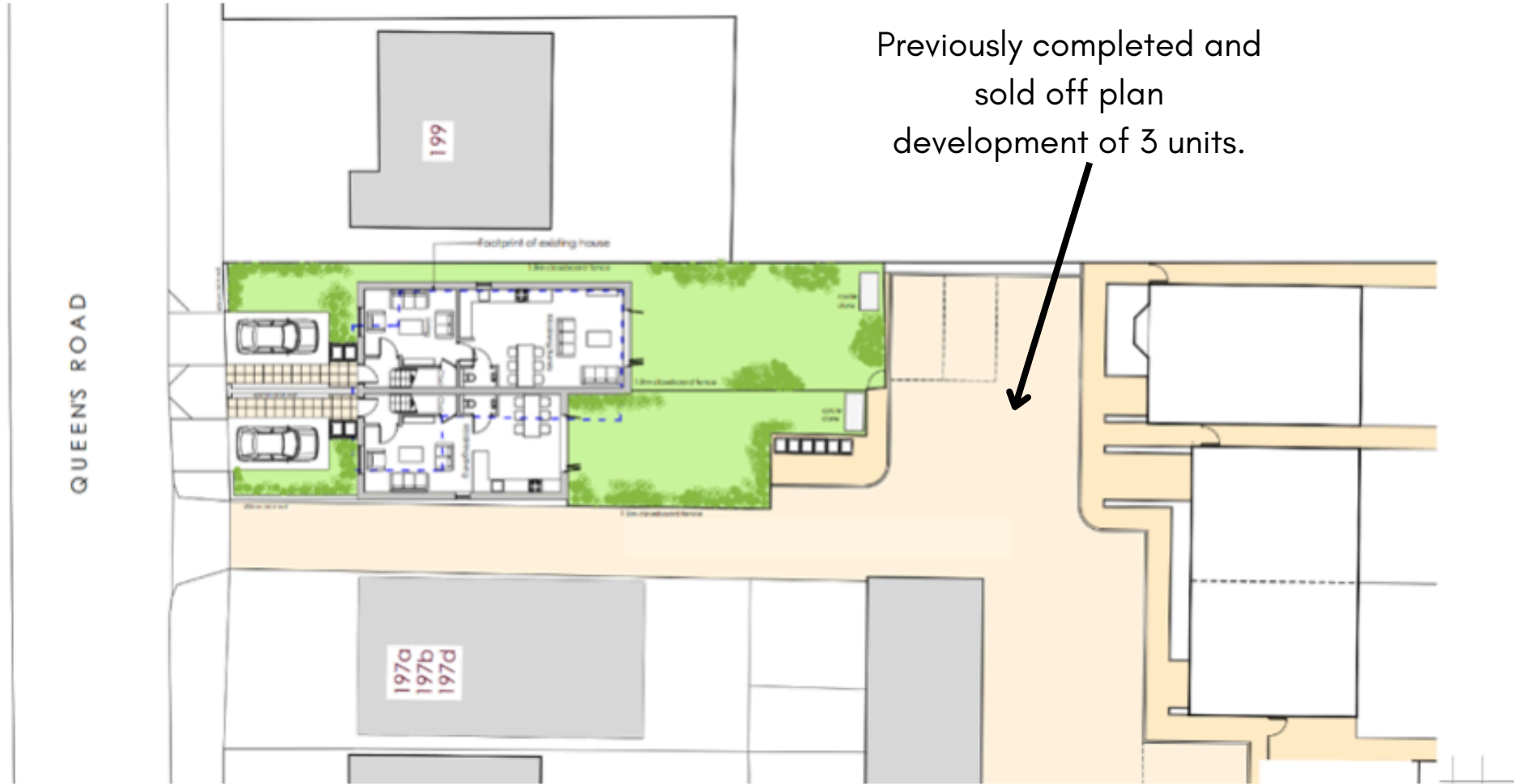


Queens Road is in the heart of Wimbledon residential area, with a walking distance of many local state and private schools. Only a stone's throw from Wimbledon Town Centre and the very desirable Wimbledon Village.

Site Boundary



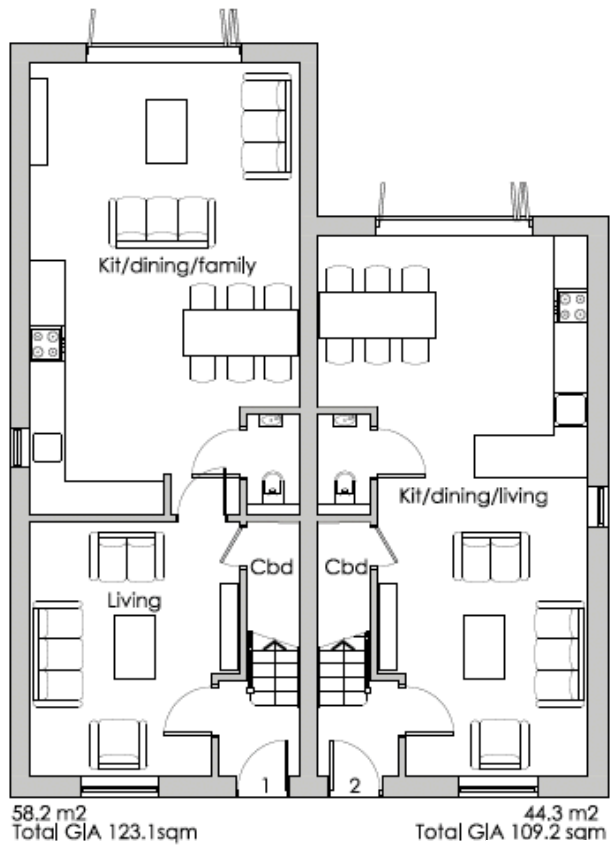
Queens Road



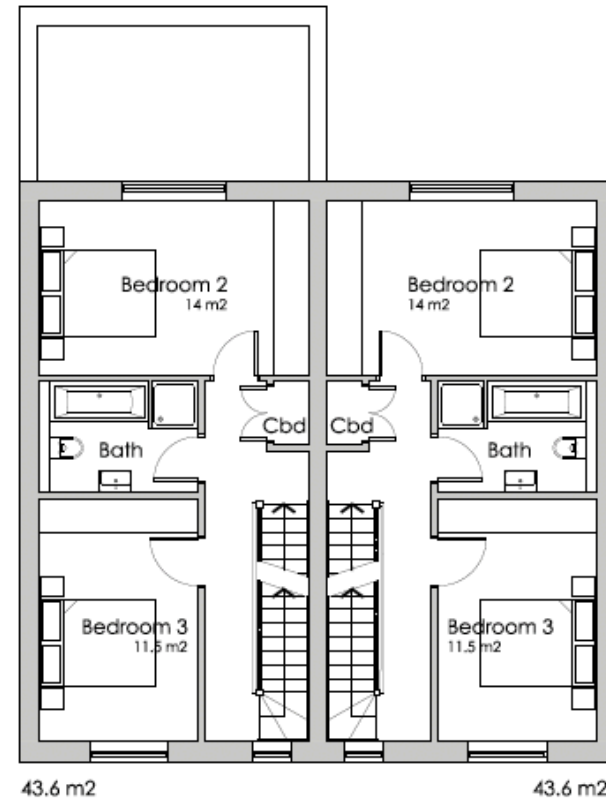
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The Development

Ground Floor



First Floor

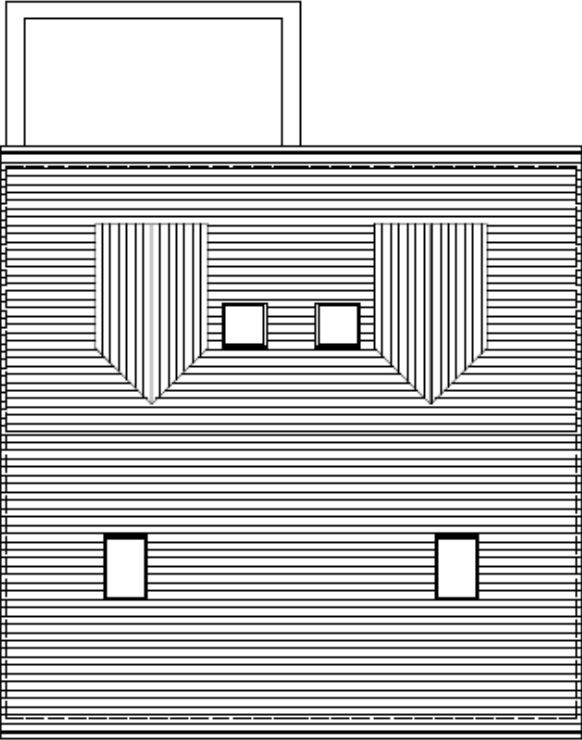


The Development

Second Floor



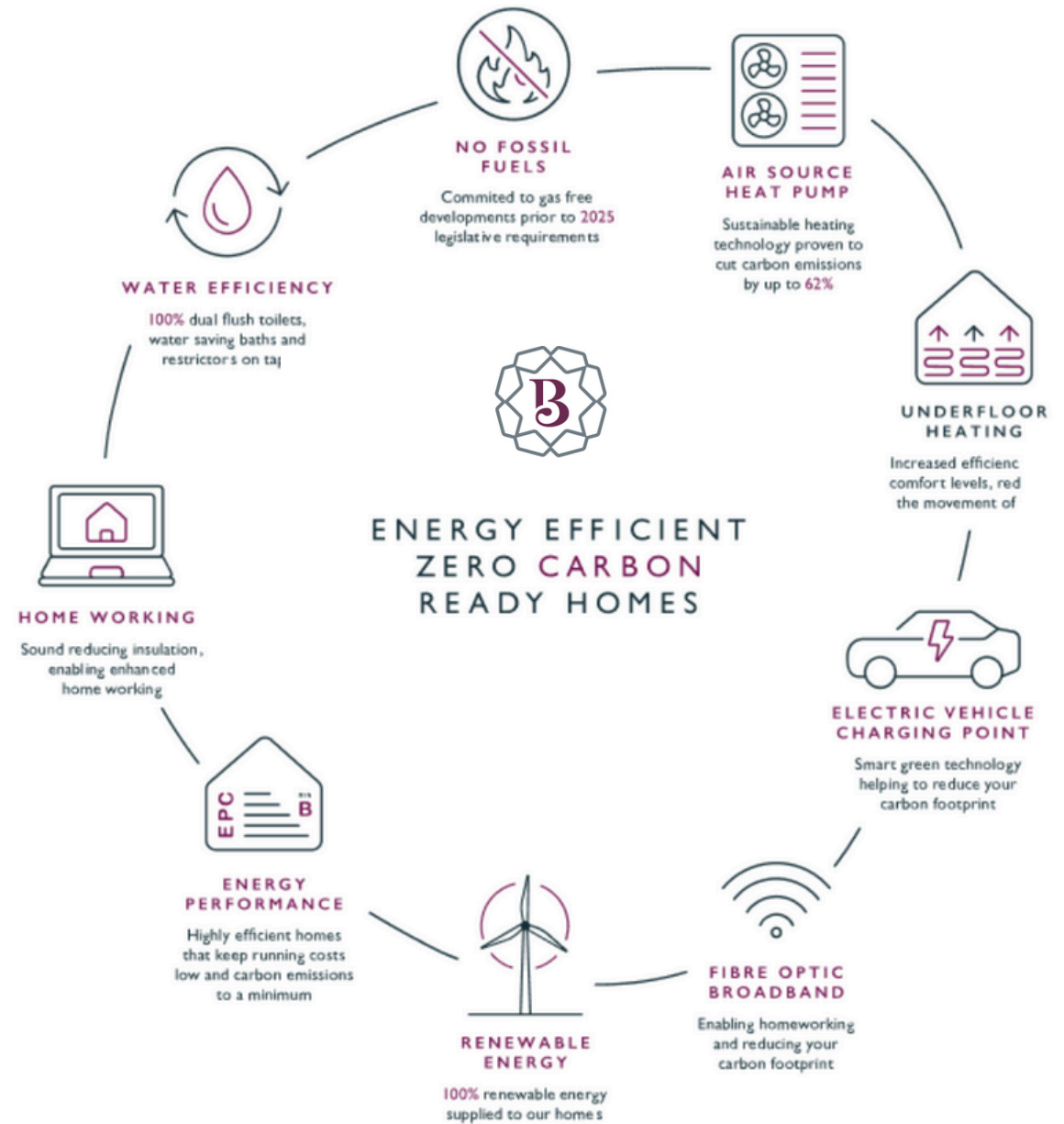
Roof





Queens Road

The Beaufort approach to delivering sustainable, energy efficient family homes.



Two Semi detached 3
bedroom homes:

1325 sqft

1175 sqft



Queens Road



Financial Summary



Sales Appraisal 197c Queens Road

Unit 1 £1,250,000

Unit 2 £1,095,000

Site appraisal follows sale of three previously built mews property at the site and market conditions as of Jan 2024.



Project Financials

Land Value: £860,000.00

Build Cost: £600,000.00 Includes consultants, contingency and all build costs.

CIL: £49,814.00

SQFT 2,500

Total GDV £2,345,000



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