

# For Sale

**Two Bridges, Riversdell Close, Chertsey, KT16 9JU**

2,986 to 10,320 sq ft

- High Street frontage
- 58 Car Parking Spaces
- Planning Permission Granted For Residential Conversion
- Total Site Area - 0.67 acres



Location

Chertsey, in the Runnymede Borough of Surrey, is situated approximately 20 miles south west of central London and 6 miles south of Heathrow airport.

Chertsey benefits from good communications including close proximity (2.5 miles) to Junction 11 of the M25. The railway station is within an 8-minute walk from the subject property and provides regular services to London Waterloo.

Accommodation

OSP Architecture have demonstrated the potential for 24 residential units within the existing building (with revisions) together with an 11-unit new build scheme within the car park, subject to planning. All information is held within the data room.

An information pack is available, which includes the following:

- CPSE
- Title
- Planning documentation
- Proposed additional building
- Upwards extension proposals (to existing building)
- Health & Safety and M&E File
- Drainage Report
- Lift
- EPC
- VAT

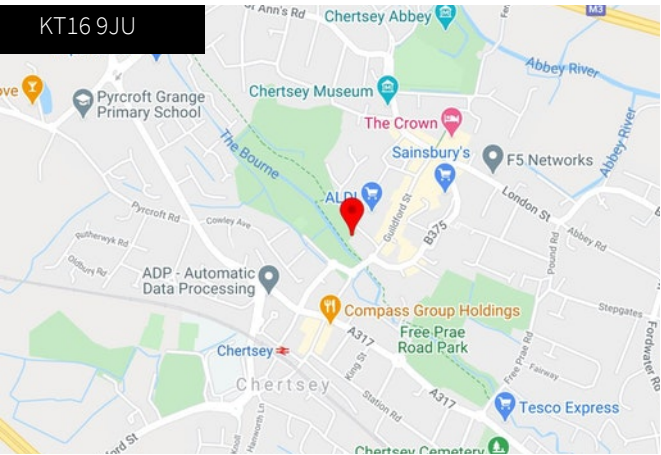
Floor/Unit	Size	Availability
Ground	2,986 sq ft	Available
1st	3,825 sq ft	Available
2nd	3,131 sq ft	Available
Ground	378 sq ft	Available

Transport

The railway station is within an 8-minute walk and provides regular services to London Waterloo and Clapham Junction. There is easy access to Heathrow and Gatwick Airport via the M25.

EPC

This property has been graded as D (100).



Contacts

**Kate Clark**  
0203 805 6939  
kate.clark@eu.jll.com

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