



V BURLINGTON ROAD

208-212 BURLINGTON ROAD,
NEW MALDEN, LONDON
KT3 4NP

FOR SALE FREEHOLD



A Freehold *residential-led* development opportunity with planning permission for *16 new homes* and *commercial space*.



CGI OF PROPOSED SCHEME

SUMMARY

LOCATION

THE SITE

SCHEDULE

DRAWINGS

EXECUTIVE SUMMARY

- Freehold residential development opportunity for sale, with planning permission granted for 16 residential apartments under reference number 22/P3479
- Planning consent delivers a Net Saleable Area of 10,667 sq ft (990 sq m), arranged over first to fifth floor
- Located in Motspur Park, with Motspur Park Station just 0.6km (0.4 miles) away, offering South Western Railway services to Clapham Junction (15 minutes) and London Waterloo (25 minutes)
- For sale Freehold with vacant possession, providing an unencumbered opportunity for developers and investors to bring forward a ready-to-build residential scheme



EXISTING SITE

[SUMMARY](#)[THE SITE](#)[LOCATION](#)[SCHEDULE](#)[DRAWINGS](#)

THE SITE

The site measures approximately 0.15 acres (6,931 sq ft) and is currently occupied by a car repair workshop.

Planning permission was granted in September 2025, under reference number 22/P3479 for the 'Demolition of existing buildings and construction of a part four and part six-storey building to create 16 new homes with ground floor commercial unit (Use Class E).'

The development will comprise 6 x 1-bedroom, 7 x 2-bedroom, and 3 x 3-bedroom flats, totalling a net saleable area of 10,667 sq ft (990 sq m), arranged over first to fifth floor. The commercial unit will be located on the ground floor and measures 1,463 sq ft (135.9 sq m). There is a further 2,518 sq ft (233 sq m) of ancillary space, comprising car parking, plant, refuse store and lobby. The total GIA for the proposed development is 17,082 sq ft (1,586 sq m).

There is a CIL liability of £370,934.78. There is also a Section 106 cost of £23,838.10.



CGI OF PROPOSED SCHEME

[SUMMARY](#)[THE SITE](#)[LOCATION](#)[SCHEDULE](#)[DRAWINGS](#)

LOCATION & TRANSPORT

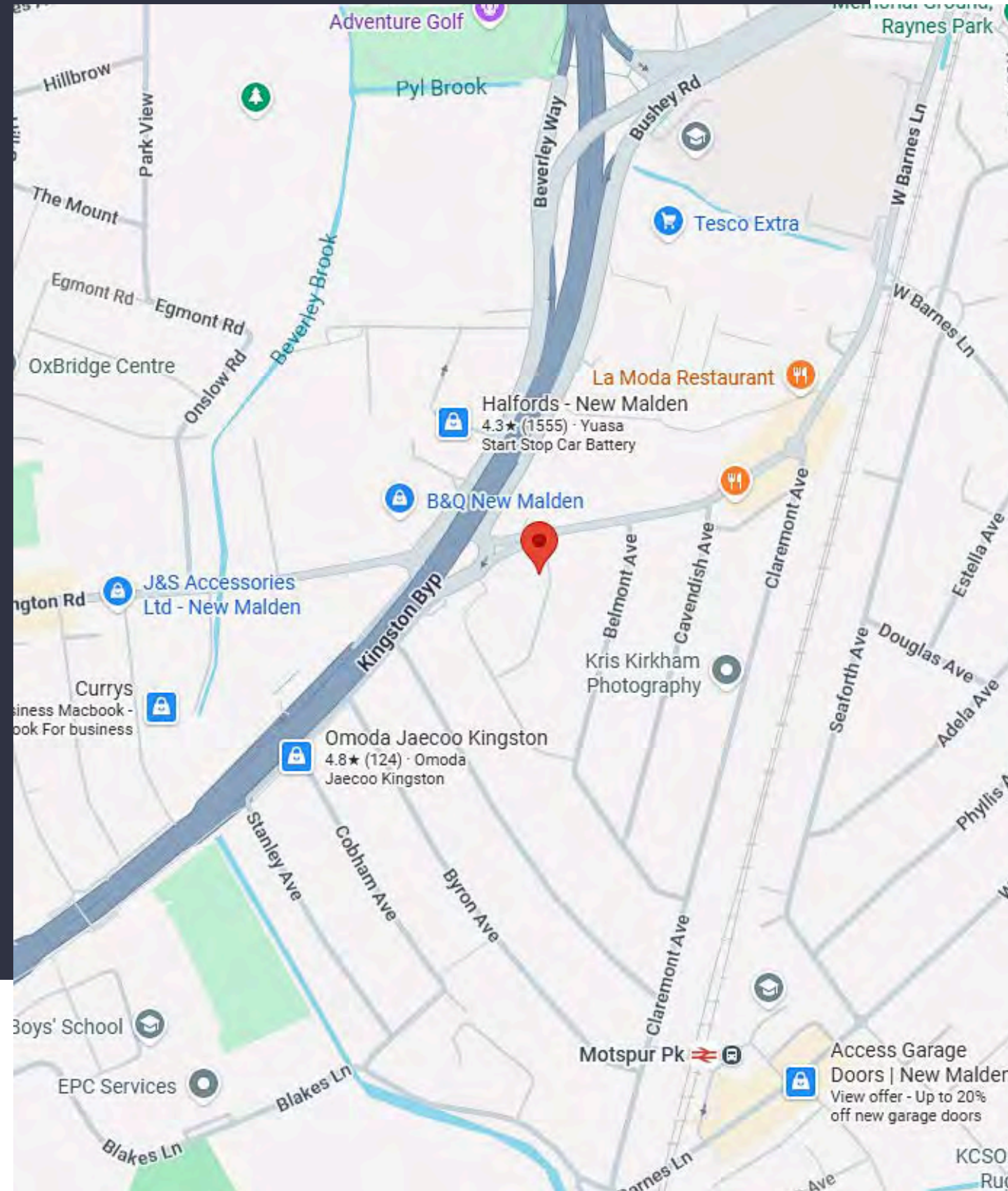
208-212 Burlington Road is located in New Malden, South West London, and falls under the jurisdiction of the London Borough of Merton.

The site is well served by public transport, with Motspur Park Station just 0.6km (0.4 miles) away, providing South Western Railway connections to London Waterloo in 25 minutes and Guildford in 46 minutes. New Malden station is also nearby (1.3km), providing services to London Waterloo in 25 minutes and Richmond in 29 minutes.

Burlington Road is well placed for several operational bus routes directly adjacent to the site, with routes running to and from surrounding areas such as Tooting Broadway, Kingston upon Thames, and Morden.

There are an array of amenities in the immediate area, including Tesco Extra, 0.9km (0.6 miles) away; Currys, 1.1km (0.7 miles) away; and Halfords, 0.3km (0.2 miles) away. Wimbledon Common and Putney Common are 4km (2.5 miles) away, boasting over 600 acres of green space.

Schooling-wise, there are a number of well-regarded institutions in the area such as Burlington Junior School which lies 1.1km (0.7 miles) away, and Coombe Boys School, 1.6km away (1 mile).



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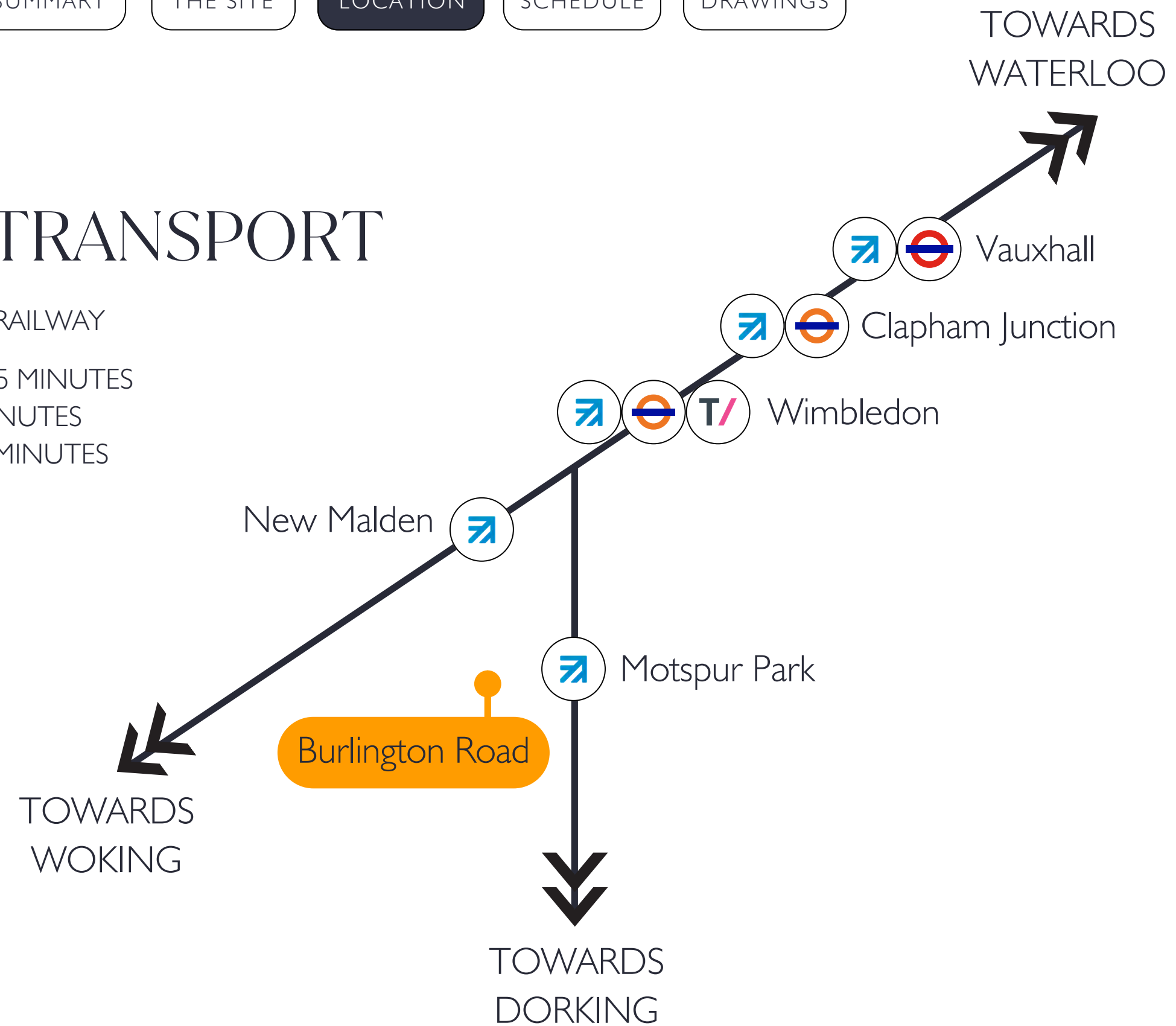
LOCATION & TRANSPORT

KEY STATIONS: SOUTH WESTERN RAILWAY

MOTSPUR PARK TO WATERLOO: 25 MINUTES

NEW MALDEN TO WOKING: 23 MINUTES

MOTSPUR PARK TO DORKING: 29 MINUTES



UNIT	FLOOR	BEDS	SQ M	SQ FT
1	1	3B4P	75	807
2	1	1B2P	50	538
3	1	1B2P	65	700
4	1	2B3P	61	657
5	2	3B4P	75	807
6	2	1B2P	50	538
7	2	2B3P	72	775
8	2	2B3P	61	657
9	3	3B4P	75	807
10	3	1B2P	50	538
11	3	2B4P	72	775
12	3	2B3P	61	657
13	4	2B3P	61	657
14	4	1B2P	51	549
15	5	2B3P	61	657
16	5	1B2P	51	549
			991	10,667

SUMMARY

THE SITE

LOCATION

SCHEDULE

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SCHEDULE OF ACCOMMODATION

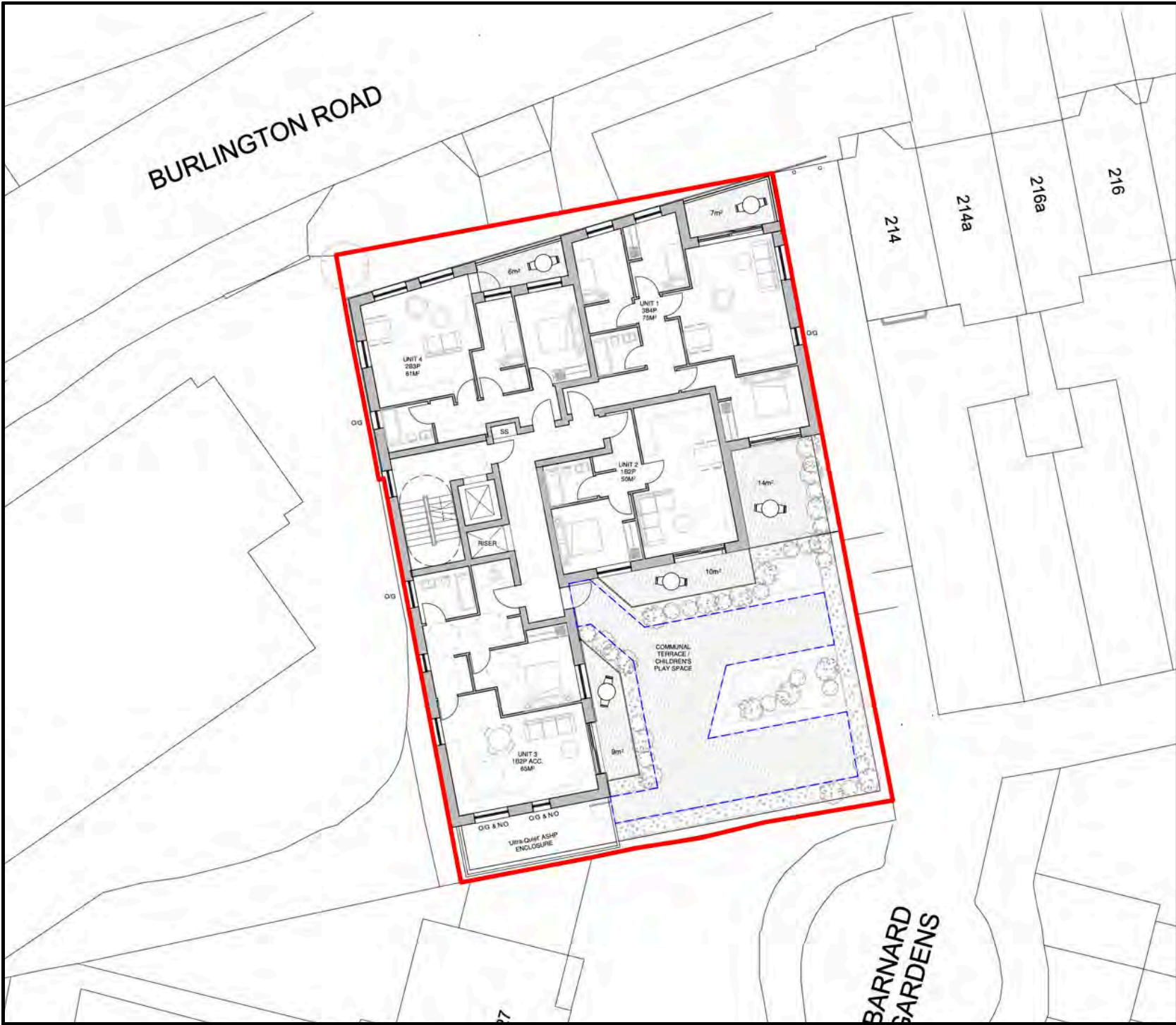
UNIT	FLOOR	BEDS	SQ M	SQ FT
COMMERCIAL	GROUND FLOOR	N/A	110	1184
			1,101	11,851

GROUND FLOOR



FIRST FLOOR

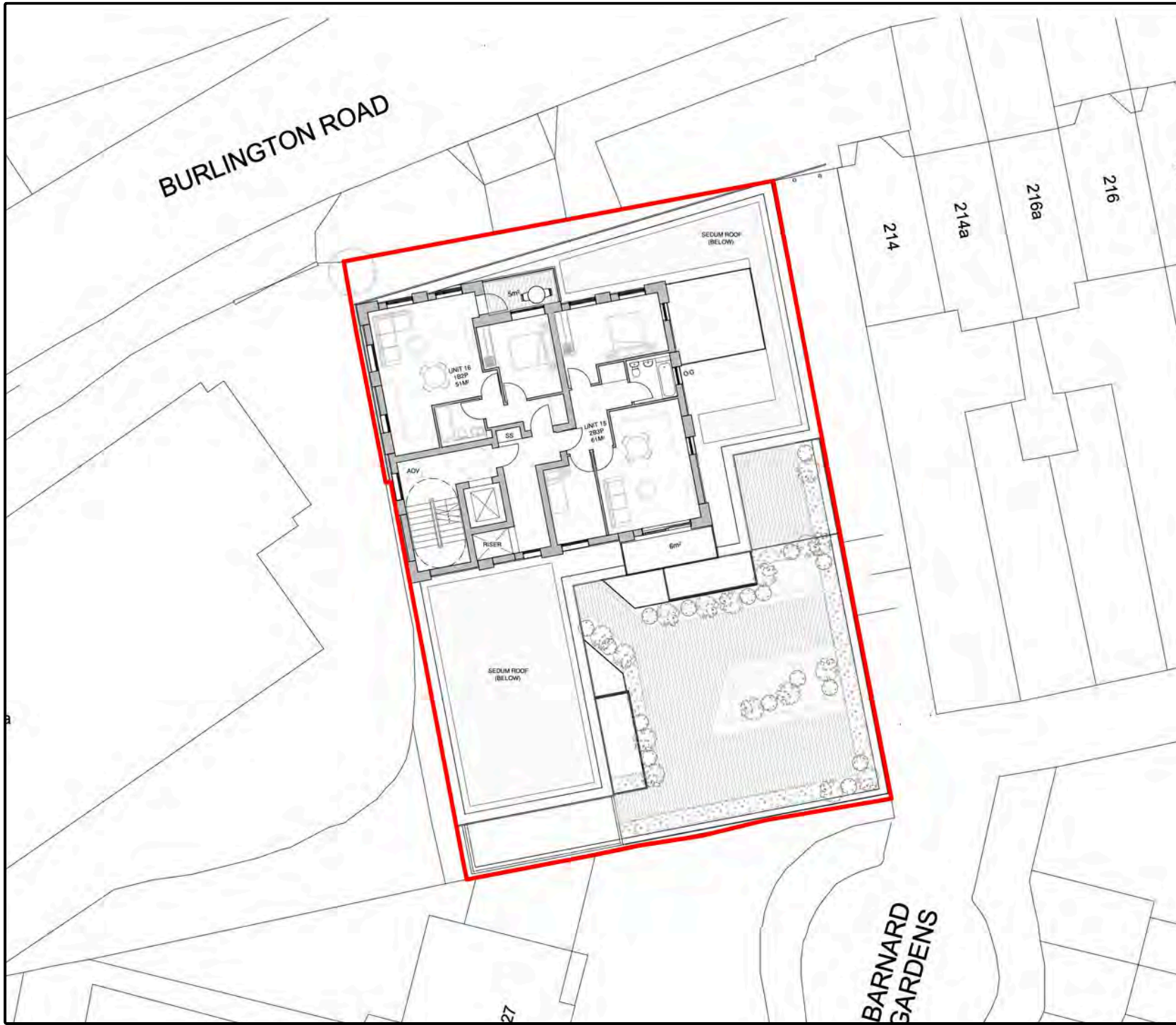
SECOND FLOOR



THIRD FLOOR



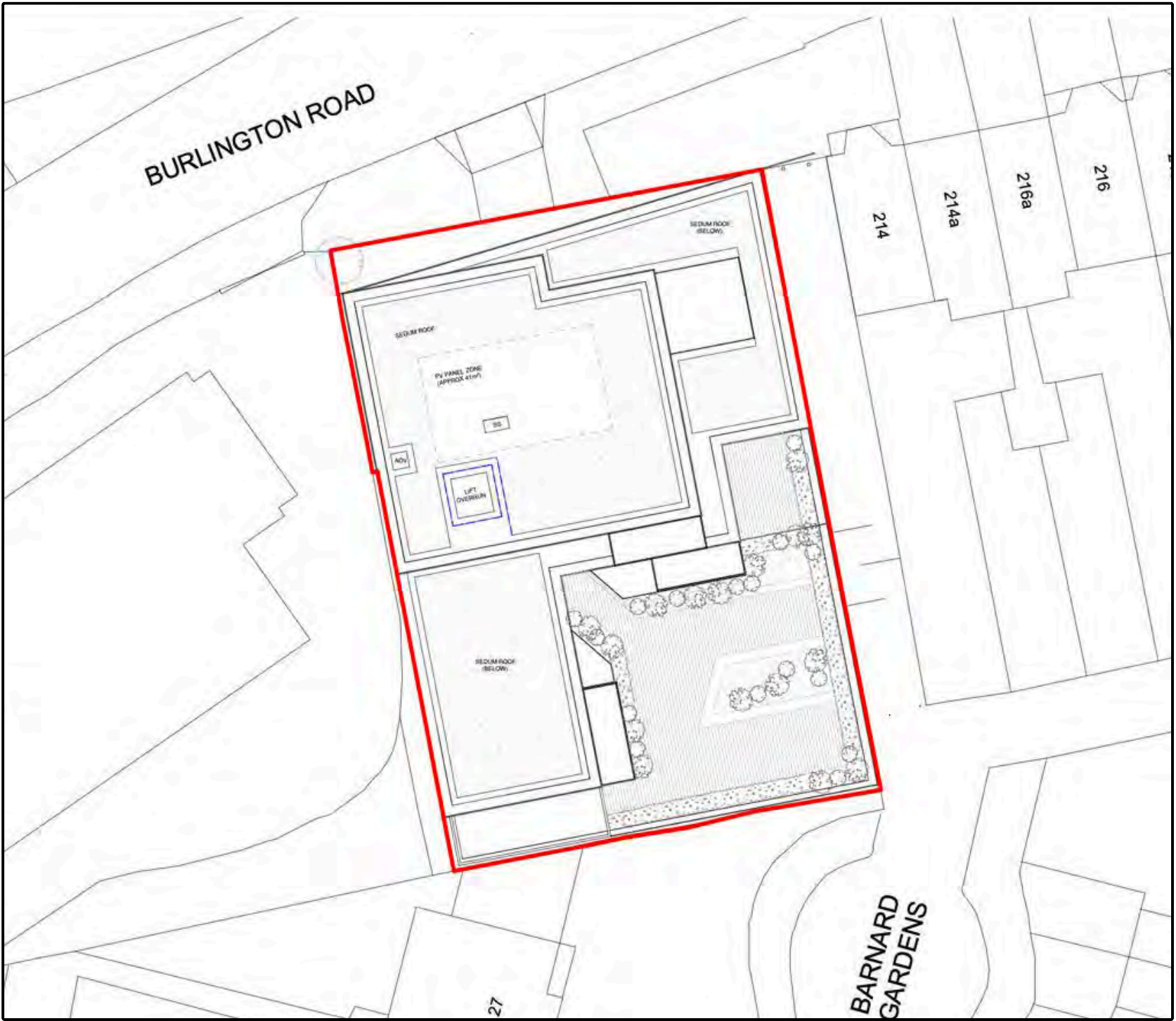
FOURTH FLOOR



FIFTH FLOOR



ROOF





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Tenure

The property is being sold Freehold with the benefit of Vacant Possession.

Method of Sale

The property is offered for sale by way of Informal Tender on behalf of Private Clients, with a bid date to be confirmed unless sold prior.

Guide Price

Price on Application.

VAT

TBC

Viewings

Strictly by appointment only. Please contact Vandermolen Real Estate to arrange an inspection.

Further information

Further plans and information are available by clicking the link below.

[CLICK HERE FOR DATAROOM ACCESS](#)