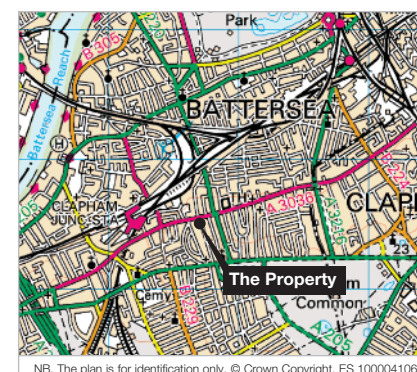


## London SW11

### 251 Lavender Hill, Clapham Junction SW11 1JW

- **A Freehold Mid Terrace Building**
- Current Use Class B1 Office
- Possible Potential for Conversion to Residential under Permitted Development Rights (1)
- 0.25 miles from Clapham Junction Station
- 0.25 miles from Clapham Common
- Gross Internal Area 337 sq m (3,625 sq ft)

## Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106



### Tenure

Freehold.

### Location

The property is situated on the south side of Lavender Hill close to its junction with Altenburg Gardens. Lavender Hill provides a mix of retail, office and residential uses. Clapham Junction Railway Station is approximately 0.25 miles to the west and provides direct services to Waterloo and Victoria with journey times of 7-12 minutes. The A3 runs just to the south linking directly to the M25 (Junction 10). Clapham Common is only 0.25 miles to the south. The shopping facilities around Clapham Junction are readily accessible and fashionable Northcote Road is within reach.

### Description

The property comprises a mid terrace building arranged over lower ground, raised ground and three upper floors. To the rear is an enclosed yard. The property is currently arranged to provide office accommodation (in shell condition) and may afford potential for residential redevelopment under permitted development rights (1).

The staircase 'dog-legs' up the party wall allowing easy conversion to residential, as the building has been extended to the rear.

### Accommodation

A schedule of Accommodation is set out opposite.

The total Gross Internal Area is 337 sqm (3,625 sq ft)

Floor	Accommodation	Valuation Office Floor Areas	
Lower Ground	Two Rooms plus WC's/Ancillary Accommodation	52.0 sq m	(560 sq ft)
Half Landing	Open	7.4 sq m	(80 sq ft) (1)
Raised Ground	Two Intercommunicating Rooms Former WC	47.75 sq m	(513 sq ft)
First	Three Rooms	54.0 sq m	(582 sq ft)
Half Landing	Former Kitchen	7.4 sq m	(80 sq ft) (1)
Second	Three Rooms (two intercommunicating)	47.5 sq m	(511 sq ft)
Half Landing	Former WC's	7.4 sq m	(80 sq ft) (1)
Third	Two Rooms	39.75 sq m	(427 sq ft)

(1) Not VOA areas.

### Planning

(1) The property may afford potential for residential conversion subject to obtaining all necessary consents. On 30th May 2013, the government extended Permitted Development Rights (PDR) to include a change of B1 Offices to C3 Residential, incorporating an amendment to the General Permitted Development Order. The consequence of this is that the requirement for planning permission is negated where there is no requirement for external amendments to the building. The new rights will remain in place for 3 years, expiring on 30th May 2016. PDR conversions will be exclusive of the need for Affordable Housing, Section 106 Contributions and Community Infrastructure Levy.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 1.00 – 2.00 p.m. (Ref: UD).

### Seller's Solicitor

Messrs Philip Ross Solicitors

(Ref: Mr H Pattihis).

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**VACANT – Freehold Building**