



11-13 EDGELEY ROAD

Clapham, London SW4

Winkworth

EXECUTIVE SUMMARY

- An excellent opportunity to purchase a substantial Freehold development in the heart of Clapham.
- Previously a print works (B1) which was subsequently used as a community centre (D1) since 1983.
- Ideal for a mixed used scheme
- Site area: 14,333.43 SqFt/ 1,331.62 SqM
- Currently arranged over 2 floors.
- Decommissioned substation with 99-year lease from 25th March 1967.

LOCATION / DESCRIPTION

The development is located towards the southern end of Edgeley Road just off Clapham High Street.

Clapham North Underground and the extensive bus services provide excellent transport links indicated by a PTAL rating of 6a. These links provide access to the City and West End as well as the main transport hubs of Waterloo, Victoria and Clapham Junction.

Clapham High Street offers an array of popular restaurants, bars and Cinema, as well as a large Sainsbury's.

The much sought after green open spaces of Clapham Common are within a 7 minutes' walk, not to mention the host of activities, shops, restaurants and cafes that Clapham High Street has to offer.

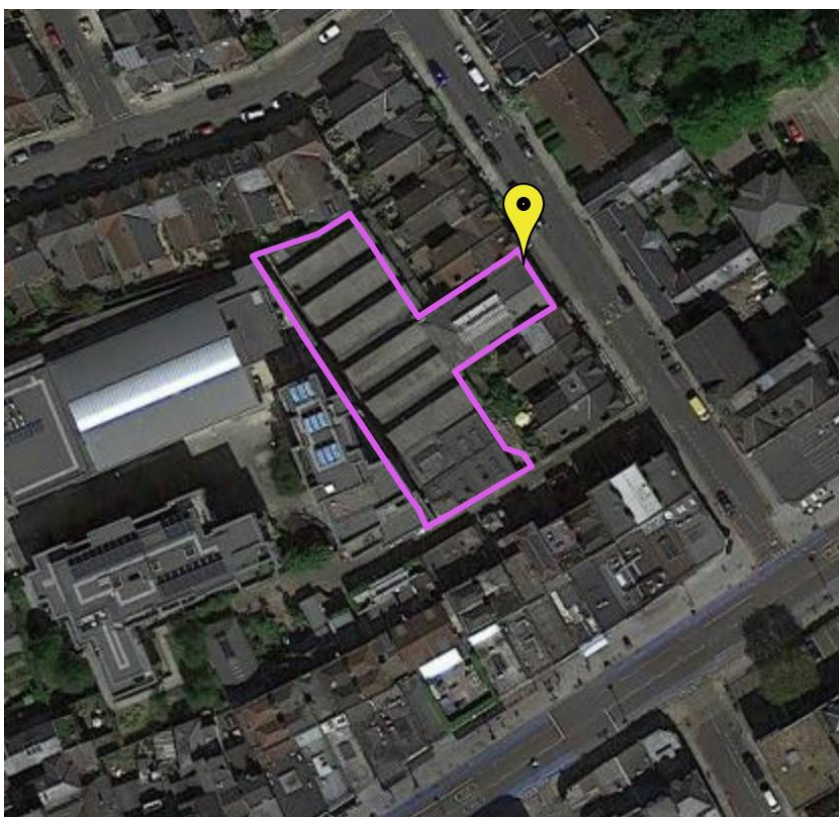
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PLANNING

The property is within the jurisdiction of the London Borough of Lambeth. It falls just outside of the conservation area and is not listed. It is not in a flood zone.

No planning permissions have been sought by the currently owner.





METHOD OF SALE

By private treaty. Our client would prefer an unconditional offer, but may consider subject to, if it is an attractive proposition.

VAT

The site is not elected for VAT.

ASKING PRICE

£6,500,000

TENURE

Freehold, subject to substation lease.

VIEWINGS

Strictly by appointment.

CONTACT

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