



- Vacant mixed-use freehold property with planning consent and further potential (stpp)
- Comprises basement & ground floor retail unit, 4 bedroom apartment & rear offices
- Consent for conversion of upper parts to 3 self-contained apartments
- Rear office benefiting from two lapsed residential consents
- Located in a sought-after and affluent area
- OIRO £1,000,000 F/H

## DESCRIPTION

An attractive period property with planning permission to reconfigure and construct an additional storey, forming three self-contained 1 bedroom apartments. The existing split-level 4 bedroom apartment sits above a retail (A1) unit split over ground and lower ground floors, formerly occupied by a hairdresser and totalling c. 1,026 sqft.

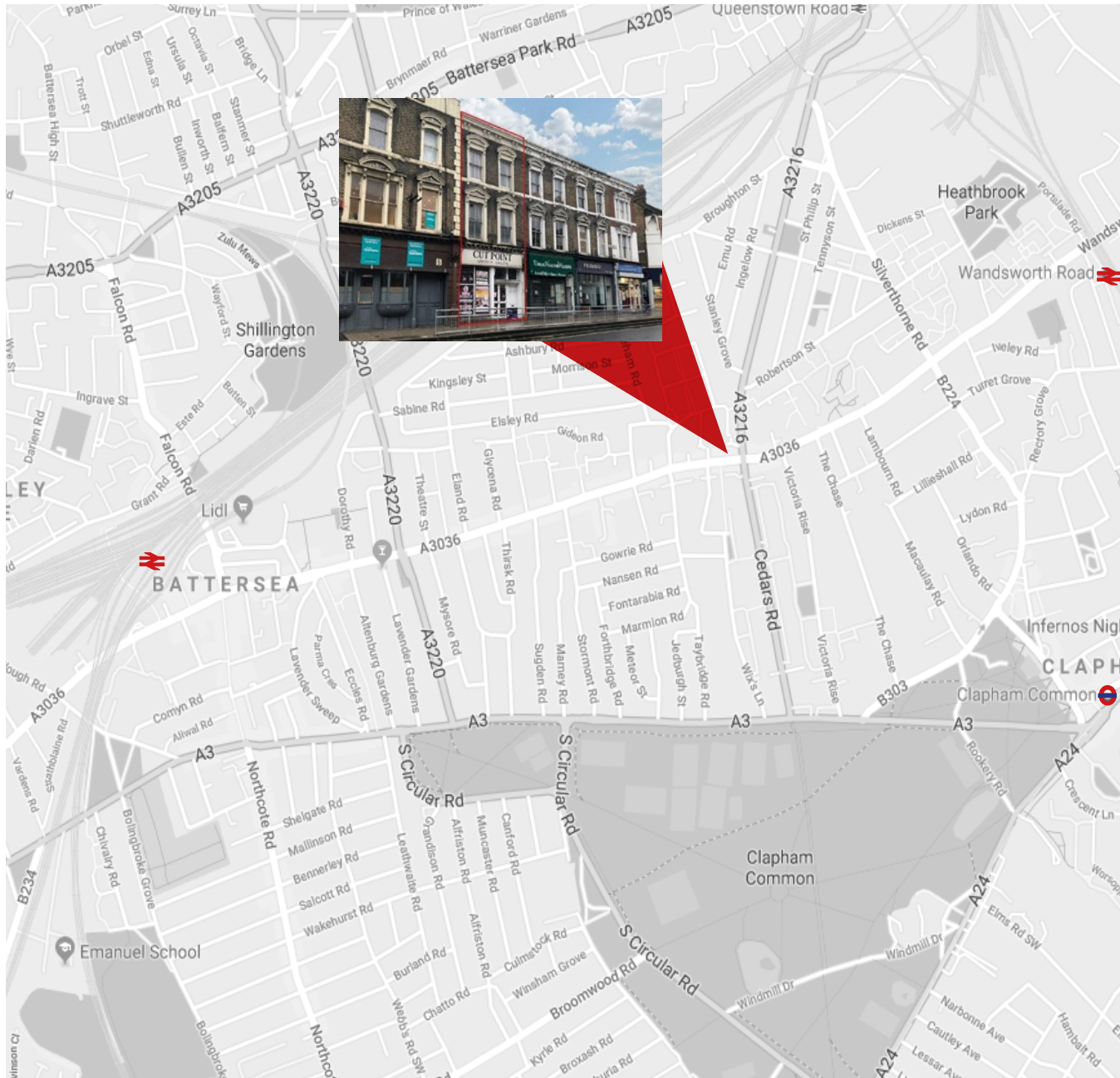
The subject property includes a small yard and derelict offices to the rear. The offices appear to offer development potential; previously having two planning applications approved for a large detached one bedroom apartment. Both of these approvals have now lapsed, however, subject to obtaining the necessary planning permission, the land would likely be suitable for a newly built self-contained 2 bedroom apartment.

7 Lavender Hill, London SW11 5QW

Mixed-use freehold property with planning permission

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## LOCATION

The subject property sits towards the top of Lavender Hill close to the junction of Queenstown Road and Wandsworth Road. As such it is well placed to benefit from the new Apple UK headquarters, which is proposed to be located off Queenstown Road. It is similarly well positioned for the new American Embassy located off Wandsworth Road.

Wandsworth Road Station is situated 0.6 miles to the north east which provides direct links to the London Overground and Southeastern rail lines. Clapham Junction and Clapham Common Stations are both located 0.8 miles away, providing further connectivity to the Southern, Gatwick Express, South Western Railway and Northern lines. Several bus routes pass along Lavender Hill, and the fashionable Clapham Common is within walking distance. Lavender Hill boasts a wide range of cafes, pubs, restaurants and bars, not to mention big names including Tesco, Sainsburys, Boots and Pizza Express all holding stores within the immediate vicinity.

## PLANNING

Full planning permission was granted by The London Borough of Wandsworth on 19th September 2017 under reference 2017/1395 for "Alterations including erection of roof extension to create additional floor of accommodation in connection with conversion of property into 3 x 1-bedroom flats".

The consent maintains the existing basement and ground floor retail unit, and once complete, will provide a four storey (plus basement) building comprising commercial and three 1 bedroom apartments above.

Two planning applications have been approved to change the use of the rear office from commercial to residential. Subject to the above planning modification the property offers potential for four flats together with a shop and basement.



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## SITE PLAN



## CONSENTED FRONT ELEVATION



## PLANNING OBLIGATIONS

A Community Infrastructure Levy (CIL) payment of c. £16,000 is due in this matter if the existing consent is implemented.

## TERMS

Offers in the region of £1,000,000 are invited for the freehold property with the benefit of vacant possession and the above mentioned planning permission.

## SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

## VAT

We understand that the property is not elected for VAT.

## EPC

The property sits within band E. A copy of the EPC is available upon request.

## FURTHER INFORMATION

Further information is available upon request, including: Existing floorplans and elevations, approved floorplans and elevations, decision notice, details of lapsed consents, schedule of accommodation and block plan

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555.



**For more information contact:**  
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Meet the rest of the team...

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