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PARTNERS

11 Clapham Park Road
SW4

Residential Development Opportunity



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Freehold Office Building With Planning Granted For Conversion.



Executive Summary

A lucrative opportunity to acquire a multi-story commercial asset with planning permission granted for residential development. Situated within the well-established location of Clapham. Arranged over five floors, the property previously provided office space to a solicitors however now comes with vacant possession, offering flexibility for a range of occupiers or repositioning strategies.

- Planning Permission Granted.
- Fully consented for 5 apartments
- Additional New Build Mews House to the rear
- Central Clapham Old Town location
- Low Capital Value of £403/p/sq/ft.

DESCRIPTION

This is a substantial freehold commercial building in the heart of Clapham, offering significant repositioning and development potential within one of South West London's most established and sought-after locations.

Arranged over four storeys and extending to approximately 4,495 sq ft, the property comprises a former solicitors' office, now offered with full vacant possession. The existing configuration provides a substantial volume of space suitable for a range of commercial or alternative uses, while also presenting a clear opportunity for comprehensive redevelopment.

Planning permission has been granted for residential conversion, providing a defined pathway to deliver a high-quality scheme in a location underpinned by strong and consistent housing demand. The scale and layout of the building lend themselves well to conversion, with the potential to create a well-proportioned residential offering.

A key feature of the property is the large rear yard, a rare asset in this location, which offers additional flexibility for development, amenity space, or ancillary uses, subject to the necessary consents. Combining freehold ownership, vacant possession, and consented residential use, the property represents an attractive proposition for investors and developers seeking to capitalise on Clapham's strong market fundamentals and long-term growth trajectory.



LOCATION

Clapham represents a well-established and consistently high-performing submarket within South West London, underpinned by strong demographics, excellent connectivity, and a diverse amenity base. The area centres around Clapham Common, a substantial 85-hectare green space with historical significance dating back to the Domesday Book of 1086. Beyond its heritage value, the Common acts as a key driver of footfall and local activity, hosting regular events that support both daytime and evening economies.

Clapham Park Road occupies a strategic position linking Clapham High Street—one of South London's most active commercial corridors—with the affluent and highly regarded Abbeville Road. This connectivity ensures consistent pedestrian flow and visibility, with the surrounding area characterised by a strong mix of national occupiers, established leisure operators, and independent retailers. The local commercial environment benefits from sustained demand, supported by a dense and affluent residential catchment with strong disposable income.

The area is particularly attractive to commercial property investors due to its resilient occupier demand, low vacancy rates, and proven rental performance across retail, leisure, and mixed-use assets. Clapham High Street continues to evolve as a destination, attracting a wide range of operators, from casual dining brands to premium boutique concepts, reinforcing its position as a key South London hub.

Clapham's combination of strong footfall, established retail and leisure presence, and excellent connectivity underpins its position as a prime location for commercial investment. The area continues to demonstrate long-term resilience and growth potential, making it an attractive prospect for investors seeking stable income and capital appreciation within the London market.



TRANSPORT LINKS

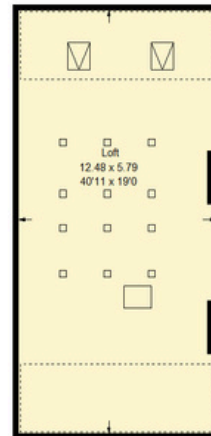
Transport infrastructure further enhances the investment proposition. The Northern Line provides fast and direct access to Central London, with journey times to the City typically within 15 minutes. This level of accessibility supports a large and mobile workforce, increasing both daytime population and consumer spend. In addition, the area benefits from extensive bus routes and proximity to overground services, broadening its catchment.

Clapham Park Road, SW4

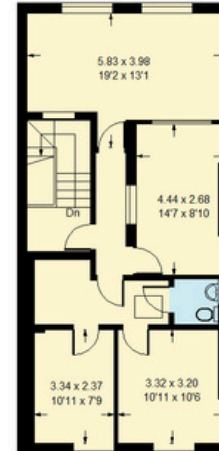
Approx. Gross Internal Area = 402.9 sq m / 4337 sq ft
(including Loft)
Vault Storage = 14.7 sq m / 158 sq ft
Total = 417.6 sq m / 4495 sq ft



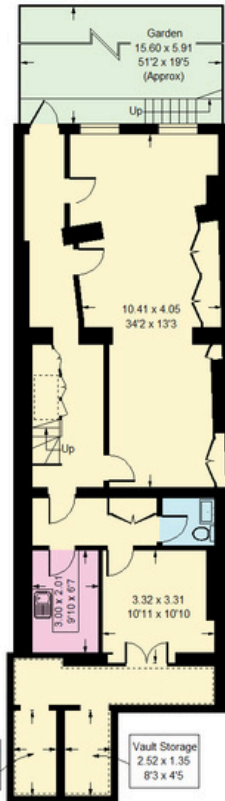
--- = Reduced headroom
below 1.5 m / 5'0"



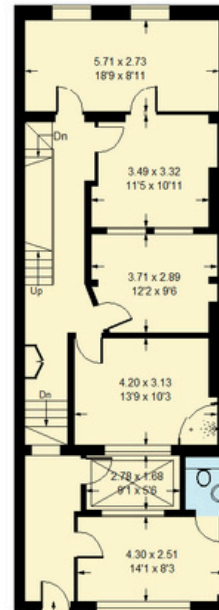
Loft



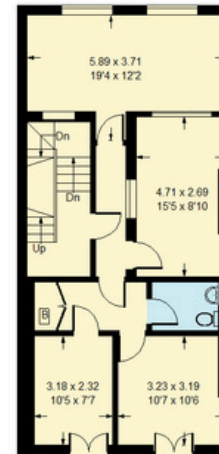
Second Floor



Lower Ground Floor



Ground Floor



First Floor

OTHER DETAILS

LEGAL TITLE & TENURE

- Freehold

RATEABLE VALUE

- £20,500. We strongly advise interested parties to verify this with the local authority (London Borough of Lambeth).

RATES PAYABLE

- To Be Advised

METHOD OF SALE

- The Property is For Sale by Private Treaty on the following

GUIDE PRICE

- £1,750,000 (Subject to Contract)

USE CLASS

- Class E

AML

- The purchaser will be required to provide the necessary information to satisfy AML requirements.

VAT

- The property is not elected for VAT.

EPC

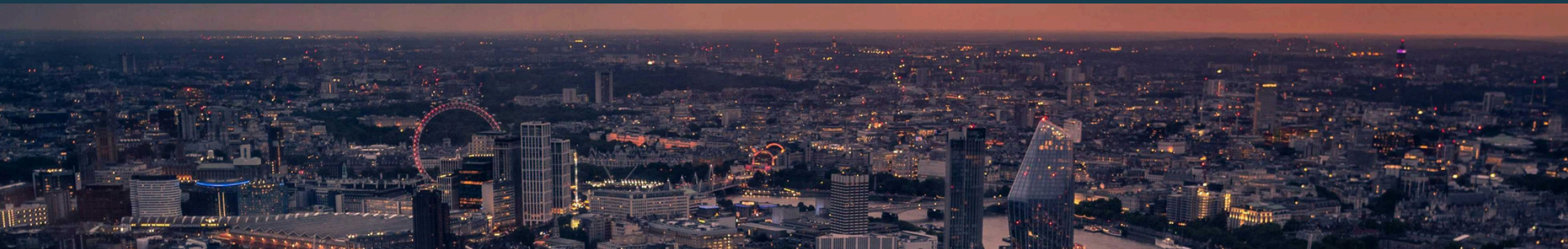
- B (49)

SERVICES

- It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any future uses.

VIEWINGS

- The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their sole agents, Meridian Commercial Property Partners LTD



Contact Us

Details

If you wish to arrange a viewing, please contact:

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