

Development For Sale

Offers in the region of

£1,600,000

4,337 sq ft

**11 Clapham Park Road,
Clapham, London, SW4 7EE**

**FOR SALE BY ORDER OF
RECEIVERS - Freehold Office
Building With Planning Granted For
Conversion**

- Mixed Use Building with Planning Permission Granted.
- Fully consented for 6 private homes.
- Additional Self-contained Commercial Unit.
- Super Central Clapham Old Town location.
- Low Capital Value of £369/p/sq/ft.
- Combined G.I.A. c. 5,258 sq.ft.



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Summary

- Price: Offers in the region of £1,600,000
- EPC: B (49)

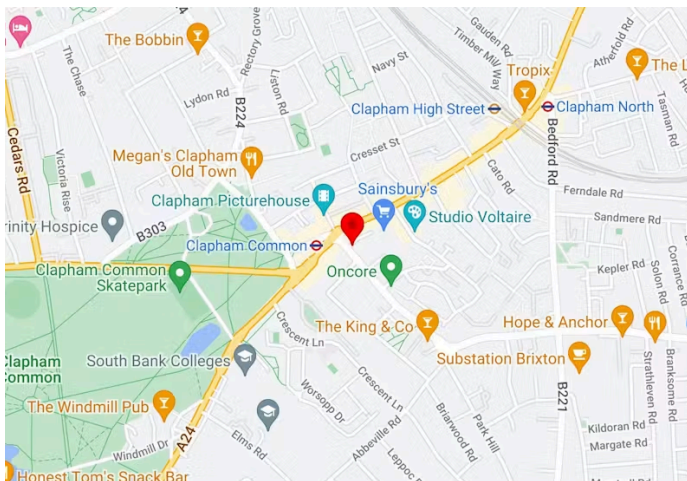
Further information

- [View Microsite](#)

Contact & Viewings

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adam@meridiancp.co.uk

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07414 281406
alex@meridiancp.co.uk



Description

The property is currently arranged as 4 floors of commercial space, with a planning application granted for: "Change of use of office (Use Class E) to 5x residential units (Use Class C3) with the provision for cycle and refuse storage – (ref: London Borough of Lambeth 22/04600/P3MA) and an additional Mews House to the rear." The scheme also includes the creation of large, lateral self-contained offices to the lower floor.

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.

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'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.

Viewings

Strictly by appointment only via agents Meridian Commercial Property Partners LTD on 020 7533 6100





Energy performance certificate (EPC)

11 Clapham Park Road LONDON SW4 7EE	Energy rating B	Valid until: 3 April 2032
		Certificate number: 8083-2617-3884-9946-4513

Property type
B1 Offices and Workshop businesses

Total floor area
418 square metres

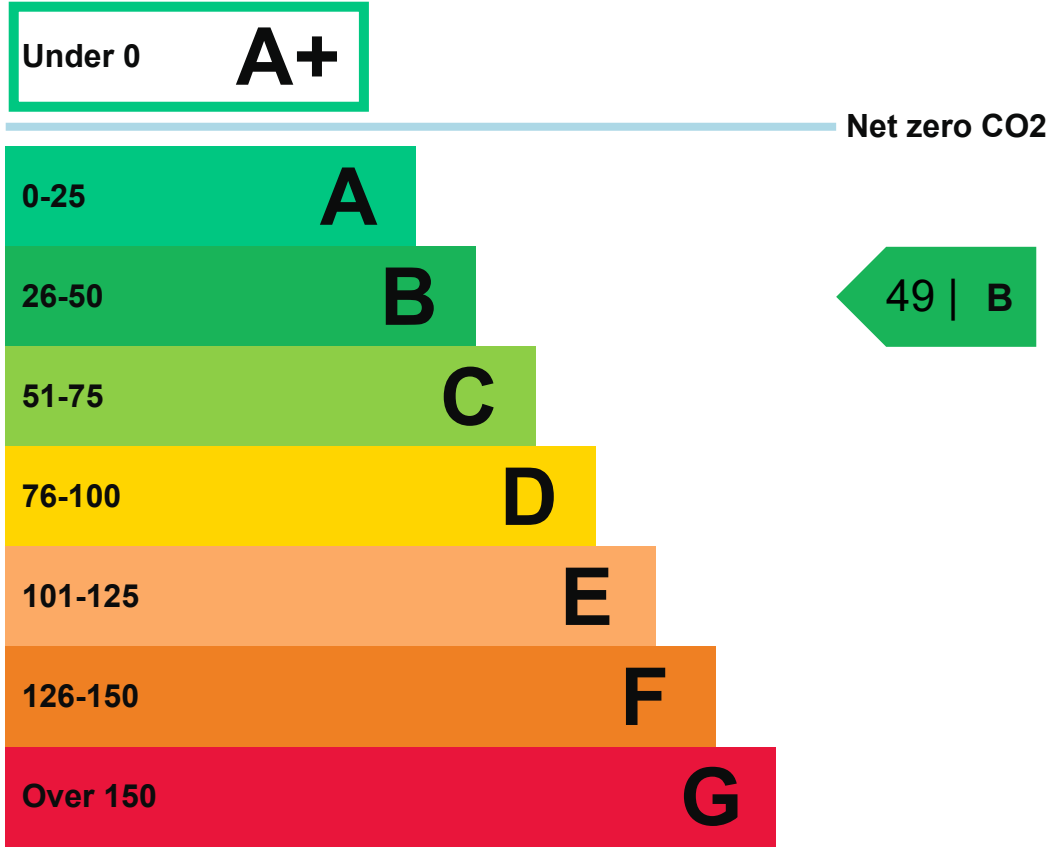
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property’s current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel
Natural Gas

Building environment
Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

27.26

Primary energy use (kWh/m² per year)

159

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5549-0759-0048-9059-4162\)](/energy-certificate/5549-0759-0048-9059-4162).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Cristina Aloisio

Telephone

0203 397 8220

Email

support@epconline.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/023991

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Employer**

<insert Employer/Trading Name>

Employer address

<insert Employer/Trading Address>

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

31 March 2022

Date of certificate

4 April 2022

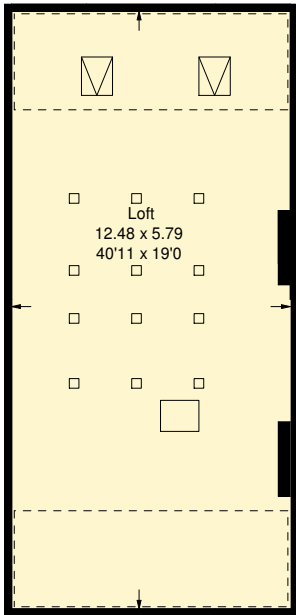
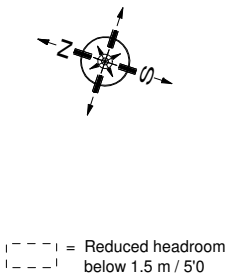
Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

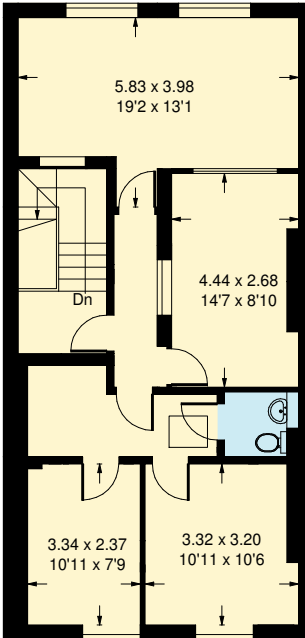
There are no related certificates for this property.

Clapham Park Road, SW4

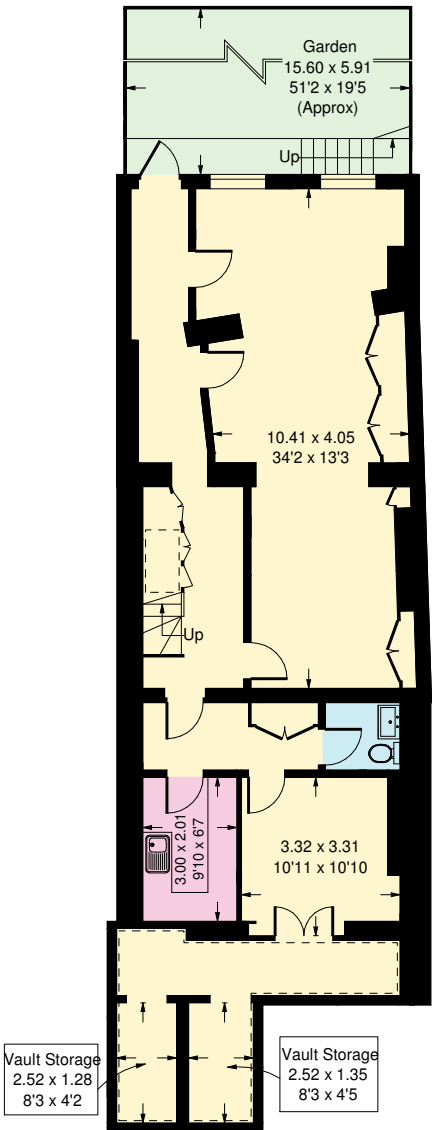
Approx. Gross Internal Area = 402.9 sq m / 4337 sq ft
(Including Loft)
Vault Storage = 14.7 sq m / 158 sq ft
Total = 417.6 sq m / 4495 sq ft



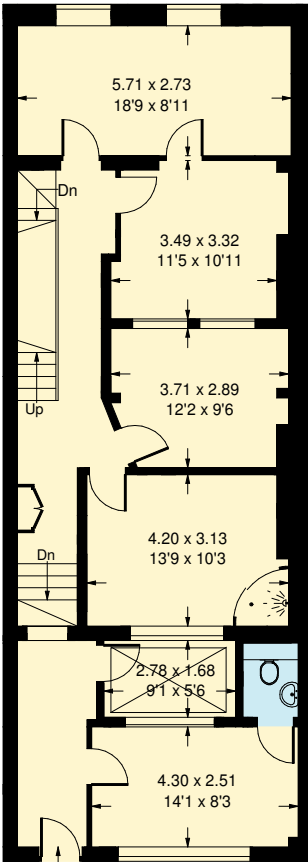
Loft



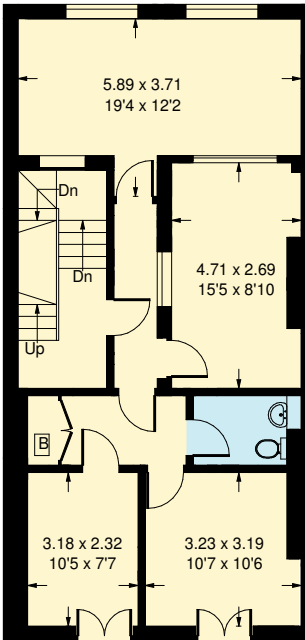
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.