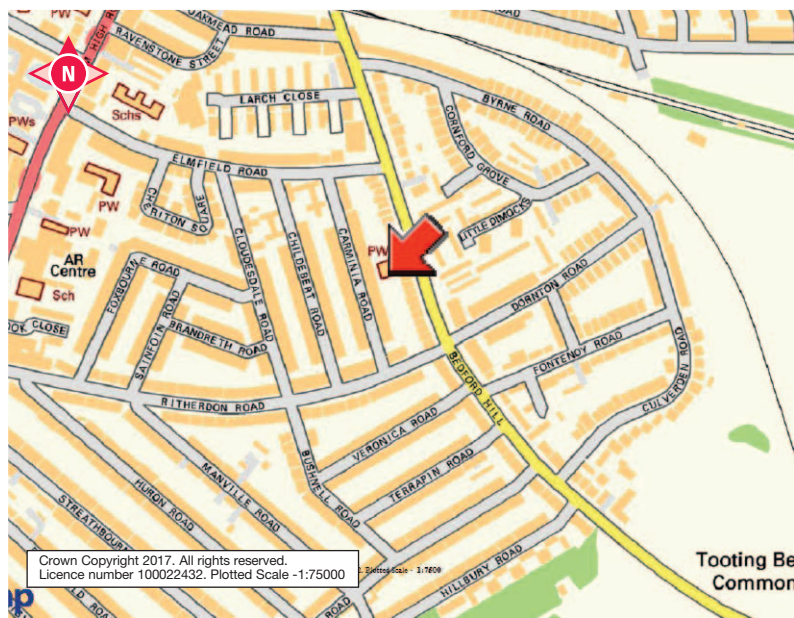
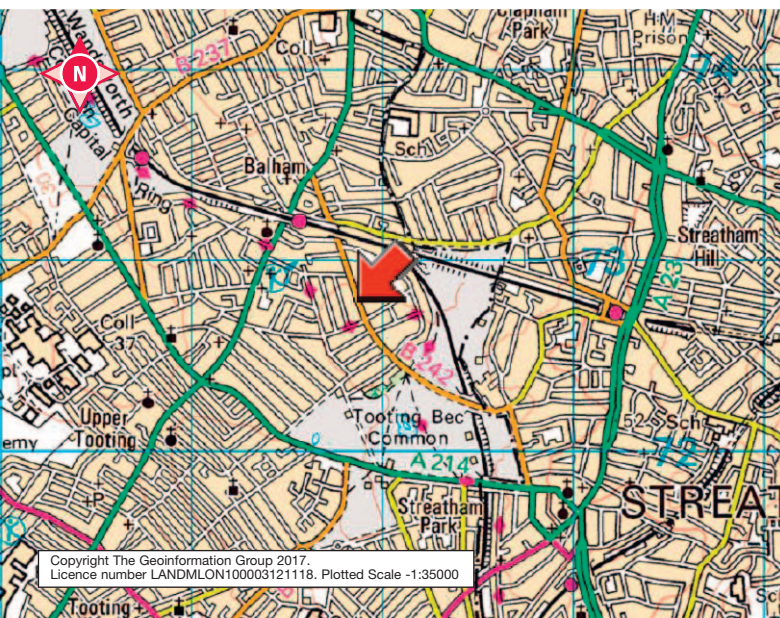
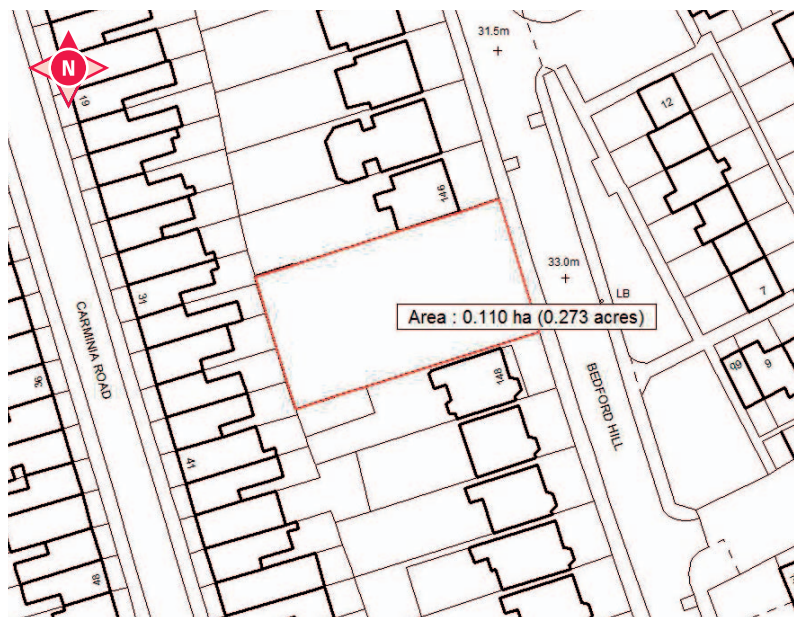


OLD CHURCH, 146A BEDFORD HILL, BALHAM, LONDON, SW12 9HW

- ◆ Freehold opportunity available with vacant possession
- ◆ Good public transport links
- ◆ C2 (Residential Institution) and D1 (Non-Residential Institution) Use
- ◆ Suitable for development / change of use subject to planning
- ◆ Approx. 16,552 sqft (1,538sqm) GIA
- ◆ Approx. 0.27 acres (0.11 ha)



OLD CHURCH, 146A BEDFORD HILL, BALHAM, LONDON, SW12 9HW

Location

The Property is situated in the London Borough of Wandsworth, fronting onto Bedford Hill with two vehicular access points.

The Property benefits from excellent transport links, with accessibility to a range of bus routes as well as being located 0.4 miles away from both Balham underground and mainline railway stations, providing northern line and southern mainline railway services respectively. The Property has an overall high PTAL rating (Public Transport Access Level) of 5.

Tooting Bec Common to the East, Wandsworth Common to the West and Clapham Common to the North all provide a vast expanse of green open space enabling outdoor leisure and recreational activities. The Property itself is situated in a primarily residential area characterised by period Victorian terraced and detached housing. A diverse range of local amenities can also be found in the nearby Balham centre directly north of the Property, including various supermarkets, high street retail stores, public houses and health centres.

Description

The Property comprises an imposing detached former church dating back to the late 19th Century constructed in traditional style of brick elevation under a slated pitched roof with an abundance of original features still retained, most notably the stained glass windows, spire and original structure. The Property fronts onto a forecourt which can accommodate up to 8 vehicles.

The Property was converted in 1996 into a day centre for deaf people with ancillary residential and office space across four storeys. Internally the Property has been subdivided to provide for a range of accommodation, including kitchen and dining areas, communal living space, recreational space, bathroom facilities and a series of residential rooms on the upper floors. The floors are connected by a front and rear stairwell and a small passenger lift.

Given the Property's historic use as a day centre, the Property is ideally suited for continued use or alternative uses such as D1 (Non-Residential Institution) or C3 residential subject to obtaining the necessary consents.

Legal & Tenure

The Property is held freehold under Title Number TGL376502. All pertinent legal information is available on the dedicated website. The Property is offered freehold with vacant possession and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: February 2017.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Planning

It is assumed that the current lawful planning use of the Property is regarded as falling within use class C2 (Residential Institution) and D1 (Non-Residential Institution) of the Town and Country (Use Classes) Order 1987. This should be confirmed by the local planning authority and prospective purchasers should make their own enquiries with the London Borough of Wandsworth as to the lawfulness and viability of their proposed use. Please see the planning report on our bespoke website.

Floor Areas

The accommodation within the Property extends to approximately 16,552 sqft (1,538sqm) GIA and 9,729 sq ft (903.8 sq m) NIA. Floor plans may be viewed at the dedicated website.

Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of prospective purchasers to ensure that services are available and adequate for the Property.

EPCs

The Property has a current 'C' EPC rating. The copy of the EPC is available on the dedicated website.

Inspection

The Property may be inspected strictly by prior appointment through Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the Landlord or their agent. During all inspection please be mindful and respectful of the guardians currently in occupation at the Property.

Further Information

Please visit our website: www.inst.knightfrank.com/oldchurch

VAT

The Property is not elected for VAT purposes.

Contact

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