



## Westminster Bridge Road, SE1 £3,000,000

Dexters are delighted to introduce for sale this iconic Grade II Listed landmark building located on Westminster Bridge Road within close proximity to London Waterloo station.

Constructed 1902, Westminster Bridge House was used as the former offices and first-class entrance to the London Necropolis Railway, providing access to the London Necropolis Railway Station commonly known as "Cemetery Station".

The station closed in 1941, and the building was subsequently purchased by Transmarine Shipping Agencies Limited and used as their London Head Offices until 1987 when the property was acquired by Picasso Investment Corporation.

The property benefits from full planning permission for the change of use from the existing office space (Use Class E) to residential dwellings (Use Class C3) and the erection of a two-storey extension to rear plus associated alterations, creating 7 luxury private residential apartments (4nos. one-bedroom apartments and 3nos. two-bedroom apartments).

Planning Application Reference 23/02976/FUL was GRANTED on the 9th of August 2024 by the London Borough of Lambeth. In conjunction the Listed Building Application, Planning Application Reference: 23/02977/LB was also GRANTED by the London Borough of Lambeth on the 9th of August 2024.

The application is subject to a Section 106 Agreement and a Community Infrastructure Levy (CIL) of £457,156.97 indexed. All levies and charges associated with Planning Applications 23/02976/FUL and 23/02977/LB are the 'purchasers' responsibility.

### Features

- Residential development opportunity.
- Unencumbered Freehold.
- Iconic Grade II Listed landmark building.
- Former offices and first-class entrance to the London Necropolis Railway.
- Full planning permission for 7 luxury private residential apartments.
- Circa 750 square metres (8,076 sq ft) of internal space.
- Located 90 metres of Lambeth North underground station.
- Located 430 metres of London Waterloo Station.

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Total area (approx.): 750.3 sq. m (8,076 sq. ft)  
(Excluding Eaves)