

## Freehold Investment / Development Opportunity For Sale



127 Dulwich Road, London, SE24 0NG

## ASKING PRICE

£750,000

- Freehold Property
- Vacant Possession
- Existing Premises License

2,098 Sqft Existing GIA

Redevelopment potential (STPP)

3-minute walk to Herne Hill Station



New Homes

Land  
AgencyCommercial  
AgencyChartered  
Surveyors

## All Enquiries:

Jack Tucker

Development Consultant

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### Description

The property comprises a three-storey mid-terraced building, located opposite the desirable Brockwell Park. The building is currently operating as a bar at ground floor level with strong presence over the last 15 years. The upper first & second floors offer ancillary accommodation currently configured as a 2-bedroom flat.

The bar is accessed directly from street level, while the upper floors are accessed via an external metal staircase located to the rear of the property. The Property benefits from a Lambeth premises licence, covering the supply of alcohol and recorded music. This licence is transferable depending on future operator parameters.

The property presents opportunity for owner occupiers, investors and developers. Situated across from Brockwell Park the property benefits from high levels of passing traffic and footfall. For a developer, a high-level capacity study has been undertaken with potential for an all-residential scheme or a mixed-use scheme retaining the ground floor commercial element.

The property is offered with vacant possession.

### Location

The property is situated in Herne Hill, on Dulwich Road looking out over Brockwell Park. The property occupies a primary position within a parade of mixed-use Victoria buildings.

Herne Hill Rail Station is a 3-minute walk away providing services into London Victoria, Blackfriars and Farringdon.

The location is serviced by a number of bus routes from stops located on Dulwich Road.

### Existing Accommodation

GF Retail Unit – Bar, Kitchen, WC's & Storage: **120.9 Sqm (1,301 Sqft)**

Residential Accommodation:

First Floor – Reception room, Kitchen, Bathroom

Second Floor – Landing, 2 x Bedrooms **74 Sqm (798 Sqft)**

### Price

Asking price - **£750,000**

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

Rating - B

A full EPC report is available on request



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## Development Potential

A stage 1 capacity study has been prepared with 4 potential schemes:

Option	Potential Scheme	Total GIA
A	<b>3 Dwellings (All Residential)</b> 1 × 3-bed/5-person (99 sqm) + 1 × 1-bed/2-person (50 sqm) + 1 × 1-bed/2-person duplex (58 sqm)	207 Sqm
B	<b>2 dwellings, residential only</b> 1 × 3-bed/5-person (109 sqm) + 1 × 2-bed/4-person (76 sqm)	185 Sqm
C	<b>3 dwellings, residential only</b> 1 × 2-bed/4-person (73 sqm) + 1 × 2-bed/3-person (72 sqm) + 1 × 1-bed/2-person duplex (58 sqm)	203 Sqm
D	<b>Mixed-use: 3 dwellings + 1 commercial unit</b> 1 × 2-bed/3-person duplex (72 sqm) + 1 × 2-bed/3-person (61 sqm) + 1 × 1-bed/2-person duplex (58 sqm) + GF commercial (16 sqm)	191 Sqm (Residential) 16 Sqm (Commercial)

The above schemes are subject to obtaining relevant planning permission. The full capacity study along with indicative GDV's are available on request.



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Land Agency



Commercial Agency



Chartered Surveyors

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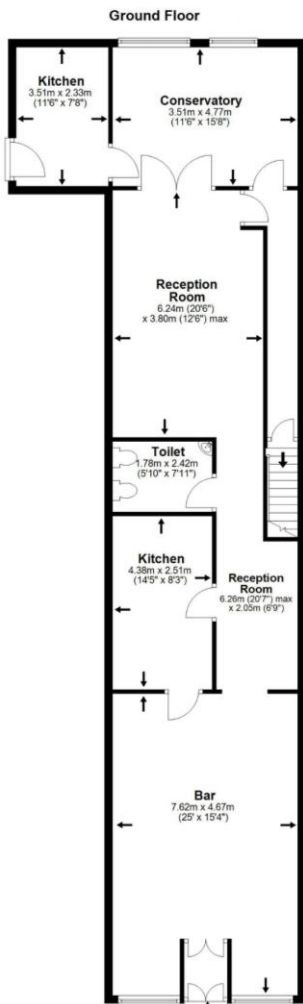
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**Dulwich Road, SE24**  
 Total\* = 120.9 sq. m / 1301.8 sq. ft  
 Ground Floor = 120.9 sq. m / 1301.8 sq. ft  
 ☐ = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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