

JOSE BILAO
exp

Mixed-Use Freehold Georgian
Block with 3 self-contained units

London Road

London, SE1

7 Bedrooms | 7 Bathrooms | Grade II Listed

Guide Price
£1,750,000



At a Glance

A Georgian freehold with three distinct units

This Grade II listed Georgian building on London Road brings together residential and business accommodation across five floors. Offered as a freehold, it combines period features with separately arranged living spaces, including a three-bedroom upper maisonette, ground-floor accommodation with a commercial element, and a two-bedroom lower-ground flat.

Each part of the building has a different character and layout. The upper maisonette pairs open-plan living with a roof terrace, while the lower-ground flat has a separate kitchen and reception room, together with its own patio. Seven bathrooms are distributed across the advertised seven-bedroom accommodation.

For an investor considering a central London building, the key attractions are its freehold tenure, mixed-use configuration and range of accommodation within a single property.

Key Features

- Freehold Georgian building on London Road, SE1
- Grade II listed with period and original features
- Three self-contained units across five floors
- Seven bedrooms across the advertised accommodation
- Seven bathrooms in total
- Three-bedroom upper maisonette with open-plan living
- Private terrace serving the maisonette
- Ground-floor accommodation with a Class E commercial element
- Two-bedroom lower-ground flat with an outdoor patio
- Elephant and Castle location with access to central London transport connection



The Upper Maisonette

Three bedrooms | Three bathrooms | Private terrace

Market valuation: £1,200,000

Arranged over the upper levels, the maisonette combines a bright, open-plan kitchen, dining and reception space with direct access to a private terrace. Three bedrooms are served by an en-suite, a separate wet room and a full bathroom.

The Ground Floor

Accommodation with a commercial element

Market valuation: £550,000

A contemporary kitchen, living and reception space, two rooms marketed as bedrooms and two en-suite bathrooms. A Class E commercial element forms part of this floor; its precise extent and the authorised use of the accompanying accommodation require confirmation.

The Lower-Ground Floor

Two double bedrooms | Two bathrooms | Outdoor patio

Market valuation: £550,000

This self-contained flat has a generous reception room, a separate kitchen and two double bedrooms, served by a full bathroom and an en-suite. A rear patio provides outdoor space for the flat.

Individual market valuations as stated in the original particulars; these are not separate asking prices.









The Building & Outdoor Spaces

Period character, separately arranged accommodation

The building's Georgian origins and Grade II listing are central to its identity. Period and original features remain part of its character, alongside the kitchens, bathrooms and living spaces described in the existing particulars.

Across the five floors, the accommodation varies in both size and arrangement. The upper maisonette has a multi-level layout, while the lower-ground flat keeps its principal rooms on one floor. The ground-floor commercial element adds another component to the freehold.

The upper terrace

Accessed from the maisonette's open-plan living area, the private terrace connects directly with the kitchen, dining and reception space. Its position makes it a natural extension of the main living room.

The lower-ground patio

The patio belongs to the lower-ground accommodation and provides a separate outdoor area at the rear. Together, the terrace and patio give two of the building's units their own outdoor spaces.



Location & Connections

London Road, Elephant and Castle

The property stands on London Road in Elephant and Castle, within Southwark's SE1 district. Its central London setting is an important part of the appeal for buyers considering the building's residential and commercial accommodation.

Elephant & Castle and Waterloo stations provide relevant transport connections, while London Bridge is also identified in the supplied particulars as a further station serving the wider area.

For prospective occupiers, access to local amenities and transport forms part of the day-to-day practicality of this address. For an investor, the location sits alongside the individual layouts, outdoor spaces and mix of uses when assessing the building as a whole.

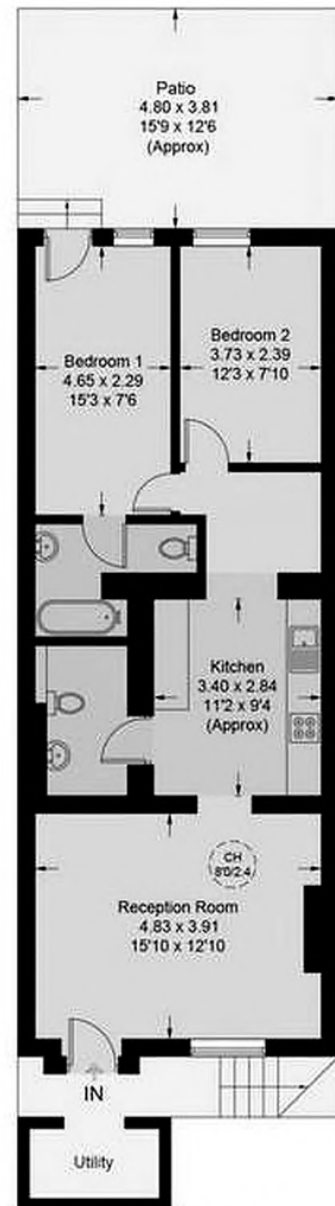


London Road

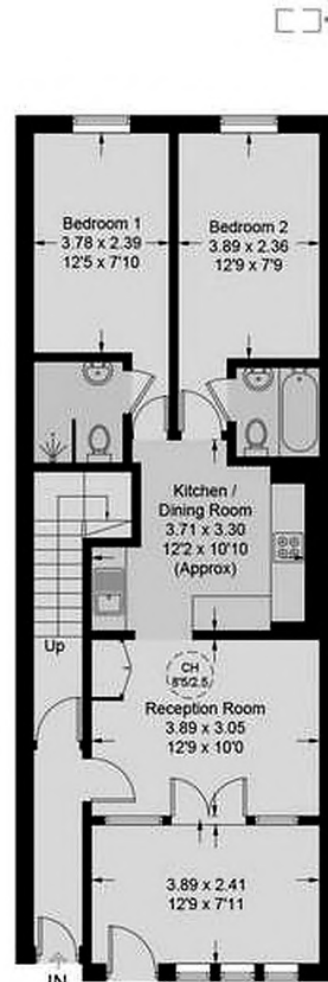
Approximate Area = 253.3 sq m / 2726 sq ft

Total = 256.0 sq m / 2755 sq ft

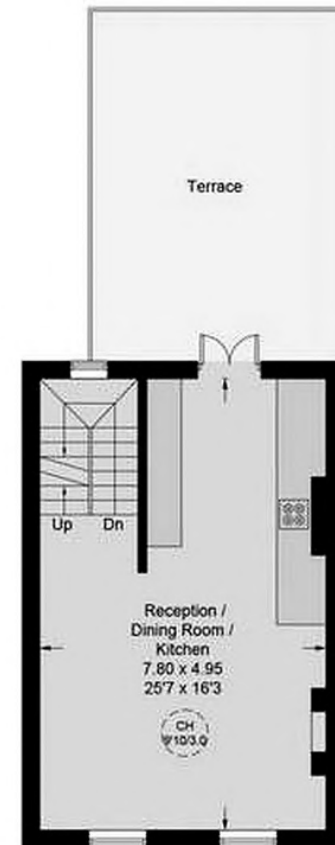
Including Limited Use Area (2.2 sq m / 24 sq ft) & Excluding Void



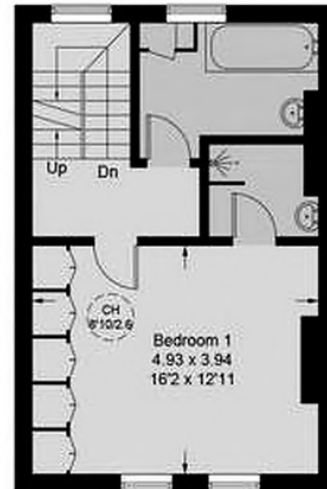
Lower Ground Floor



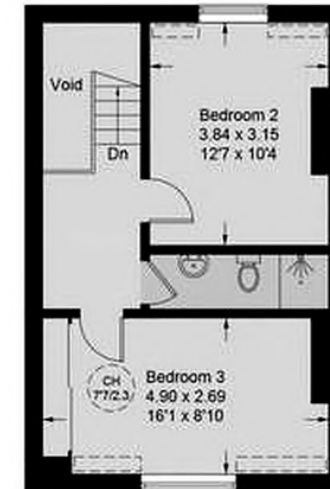
Ground Floor



First Floor



Second Floor



Third Floor

Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.

Technical Information

Address: London Road, London, SE1
Tenure: Freehold
Building: Georgian, Grade II listed
Arrangement: Mixed-use accommodation across five floors
Configuration: Three self-contained units
Bedrooms: Seven across the accommodation
Bathrooms: Seven across the accommodation
Outdoor space: Upper terrace and lower-ground patio

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales	EU Directive 2002/91/EC 	

Viewings and Contact Information

A viewing offers the opportunity to understand each unit, its layout and its relationship to the rest of the building. To arrange an appointment or discuss the available property and tenancy information, contact Jose directly.

Quote reference JD0696 for all enquiries.



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