



## Clapham Road, SW9

£1,250,000

Dexters are delighted to present for sale a three-storey double fronted mixed-use Grade II Listed (List Entry Number: 1080472) freehold property with a total internal area of approximately 375.5 sq. m (4,041.8 sq. ft). Ideal for redevelopment and/or refurbishment subject to securing the necessary planning permissions.

Originally built as a single-family house dating from the 18th century or earlier, over the years the property has been altered internally as well as externally. In 1949 permission was granted to use the building as offices, the building has since changed use to a mixed-use building, with the ground floor currently used as commercial premises and the upper floors in residential use.

The ground floor features two retail/commercial units to the front (a vacant coffee shop and a let hair saloon), a vacant church hall with kitchen office and toilets to the rear and 2x let studio flats. The first-floor features four let rooms, a communal kitchen and communal shower room. The second-floor features a let two-bedroom self-contained flat. The property includes a basement storage room and off-street parking. The property currently generates a combined Passing Rent of £82,200 per annum and will be sold with the current tenants in situ.

Located within the London Borough of Lambeth, the property is situated on the A3 with road access into central London, Stockwell tube station is within 60 metres serviced by both the Northern Line and Victoria Line providing trains to London Waterloo, London Bridge, Bank, Victoria and Kings Cross St Pancras. Stockwell features a plethora of shops, bars and restaurants whilst the main shopping area of Clapham High Street is with 960 metres. The property is not within a Conservation Area.

Tenure - Freehold HM Land Registry Title Number SGL216531

### Features

- Freehold sale
- Mixed-use double-fronted building
- Grade II Listed
- Ideal for redevelopment/refurbishment (STPP)
- Total internal area approx. 4,041.8 sq.ft

## 209 Clapham Road, Stockwell, London SW9 0QU



**Approx. Total Internal Area:  
375.5 sq. m (4,041.8 sq. ft)**



Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.  
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