

THE OLD LAUNDERETTE

210–212 Lower Road, Surrey Quays, London SE8 5DJ

FREEHOLD REDEVELOPMENT / REFURBISHMENT / CONVERSION OPPORTUNITY

- Entirely vacant and offered with full vacant possession
- Prior Approval granted by Southwark Council on 6 November 2023 for conversion of the former ground-floor laundrette (see planning information on page 3)
- Prominent Lower Road frontage with substantial rear garden
- Indicative redevelopment proposals available

TENURE	SITE AREA	PRIOR APPROVAL
Freehold	Approximately 231 sq m (2,486 sq ft)	Ref. 23/AP/2583 See planning information on page 3

Offers in Excess of £750,000 – Freehold

Key Features

- Freehold.
- The Old Launderette, 210–212 Lower Road, Surrey Quays, London SE8 5DJ.
- Two interlinked mid-terrace Victorian buildings.
- Basement, ground and first-floor accommodation.
- Entirely vacant and offered with full vacant possession.
- Prominent Lower Road frontage.
- Substantial rear garden / site area.
- Prior Approval granted by Southwark Council on 6 November 2023 (ref. 23/AP/2583) for change of use of the former ground-floor laundrette to residential (see planning information on page 3).
- Established planning and architectural history.
- Indicative redevelopment material available.
- Potential for residential, commercial or mixed-use refurbishment, conversion, extension and redevelopment strategies, subject to planning and all necessary consents.

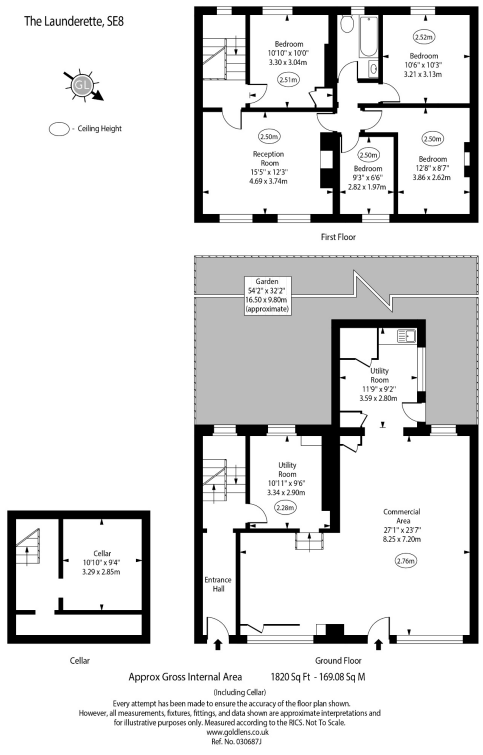
The Opportunity

The Old Launderette is a vacant freehold property comprising two interlinked mid-terrace Victorian buildings arranged over basement, ground and first floors, together with a substantial rear garden/site.

The property includes the former ground-floor laundrette and the existing upper-floor residential accommodation. Both the commercial and residential parts are now vacant, and the property is offered with full vacant possession.

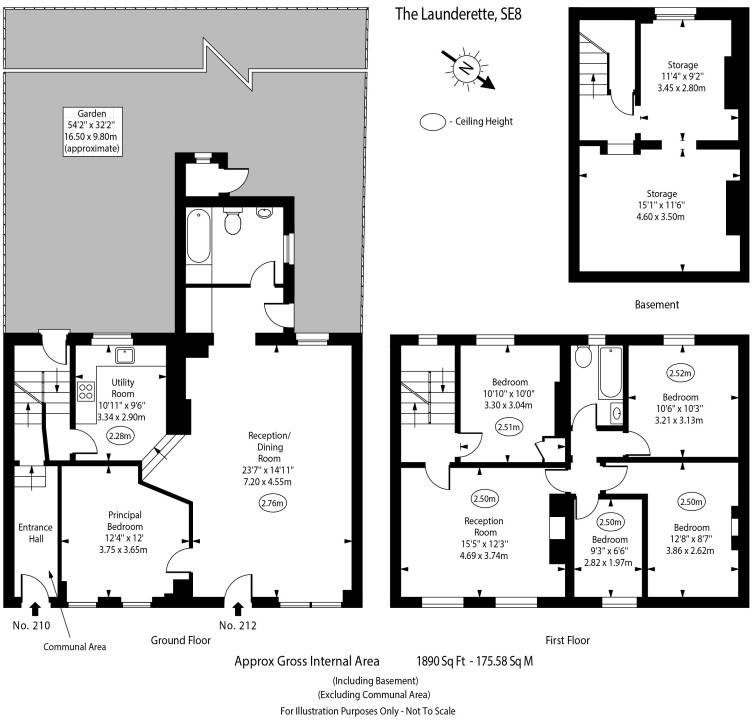
Prior Approval was granted by Southwark Council on 6 November 2023 (ref. 23/AP/2583) for the change of use of the former ground-floor laundrette into C3 use as a one-bedroom dwelling. The freehold offers scope for residential, commercial or mixed-use strategies – for example, commercial accommodation at ground-floor level with residential above – including refurbishment, conversion, extension, phased development or more comprehensive redevelopment, subject to planning and all necessary consents.

Existing Layout



Prior Approval Plan

Conversion of Former Ground-Floor Laundrette to Residential



Rear garden shown with a surveyor's break line; approximate dimensions 16.50m × 9.80m (54'2" × 32'2"). The red outline on the cover aerial illustrates the overall site extent.

Planning and Development Potential

- Prior Approval: 23/AP/2583
- Earlier Southwark pre-application: 14/EQ/0201
- Indicative residential plans available on request
- Further redevelopment potential, subject to planning
- Potential for a combination of commercial and residential uses, subject to planning and all necessary consents.

The site benefits from an established planning and design history.

Prior Approval

Prior Approval was granted by Southwark Council on 6 November 2023 (ref. 23/AP/2583) for the change of use of the former ground-floor laundrette into C3 use as a one-bedroom dwelling. The approval is subject to conditions and a statutory completion period. Prospective purchasers should take independent planning advice and satisfy themselves as to the current status and effect of the Prior Approval.

The Prior Approval should not be confused with a full planning permission for the demolition and comprehensive redevelopment of the entire site.

Earlier planning and architectural work

The site also has an earlier planning history, including the Southwark pre-application reference 14/EQ/0201 submitted in 2014, together with more recent architectural work exploring a broader residential redevelopment of the site.

Indicative redevelopment concept

More recent design work has explored a possible residential redevelopment concept comprising nine self-contained units in a part two- and part three-storey building.

These proposals are indicative only, do not benefit from full planning permission, and are available to interested parties for background purposes only.

A purchaser may instead choose to pursue an alternative approach, including:

- refurbishment and upgrading of the existing buildings;
- conversion and extension;
- phased development;
- a different residential mix;
- alternative commercial or specialist uses.
- All of the above are subject to planning and any other necessary consents.

Location

The property occupies a prominent position on Lower Road in Surrey Quays, SE8, a busy and highly visible route linking Surrey Quays, Canada Water, Bermondsey, Deptford and Greenwich.

Surrey Quays (London Overground) and Canada Water (Jubilee line and London Overground) are both within easy reach, providing convenient access to Canary Wharf, London Bridge, the City and the West End. From Canada Water, Bond Street is approximately 13 minutes direct on the Jubilee line.

Canada Water and Surrey Quays Regeneration

The property sits within the orbit of one of London's most significant current regeneration projects.

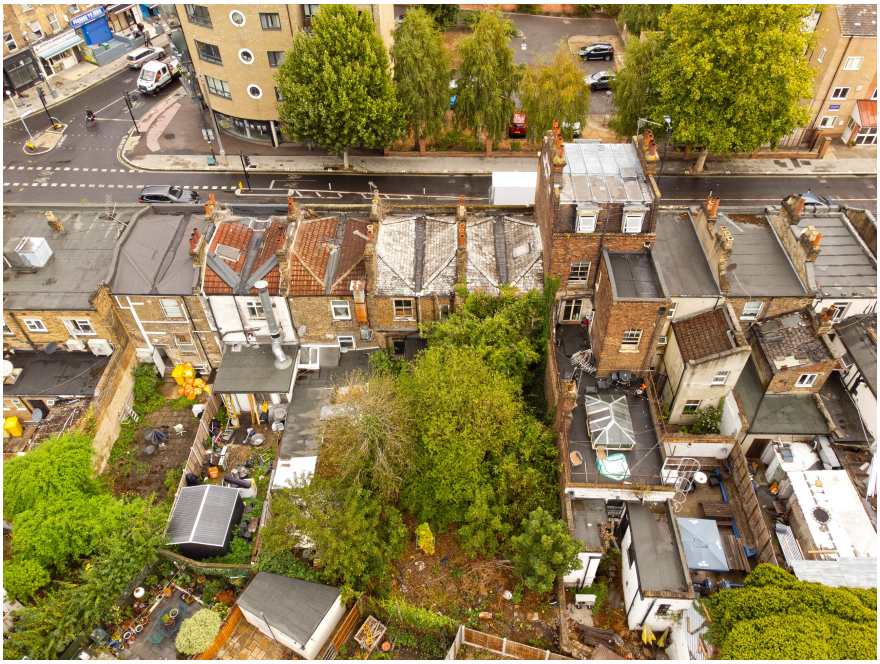
The 53-acre Canada Water Masterplan has a highly flexible planning consent to deliver up to 4,184 new homes, up to 2.5 million sq ft of workspace, around 1 million sq ft of retail, leisure and cultural uses, together with a 3.5-acre public park.

Transport investment

Surrey Quays station has benefited from substantial investment. The station upgrade, completed in September 2026, includes a new entrance on Deal Porters Way opposite the existing Lower Road entrance, a spacious new ticket hall and gateline, a new footbridge and staircase, and step-free access to both platforms via two lifts.

This significant regeneration and infrastructure investment strengthens the wider medium- and long-term appeal of the location.







Illustrative redevelopment concept only – subject to planning.



The existing property

A Flexible Opportunity

The Old Launderette should not be viewed solely as a conventional residential development site.

The property may appeal to a broad range of purchasers, including:

- residential developers and builders
- investors
- owner-occupiers
- buyers seeking refurbishment and conversion opportunities
- mixed-use developers
- and specialist residential, medical, office or community-based occupiers

Subject in each case to planning and all necessary consents.

The combination of:

- vacant possession
- Prior Approval granted by Southwark Council on 6 November 2023
- a prominent Lower Road, Surrey Quays location
- a substantial rear site area
- and the extensive regeneration taking place nearby

creates a flexible opportunity with multiple potential routes to unlock value.

Offers in Excess of £750,000 – Freehold

Further Information

Indicative plans, title documents, planning material and further background information are available to genuinely interested parties.

VAT

No VAT is payable on the sale.

Viewings strictly by prior appointment with Chestertons.

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