

ALBANY HOUSE

Portslade Road, London
SW8 3DJ

**Planning Approved for
Mixed Use Scheme**

Guide Price:
£700,000





**Albany
House**

Executive Summary



PROPERTY TYPE

Consented Development Site



SIZE

1,132 sqft



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Wandsworth Road
0.2 miles



Albany
House

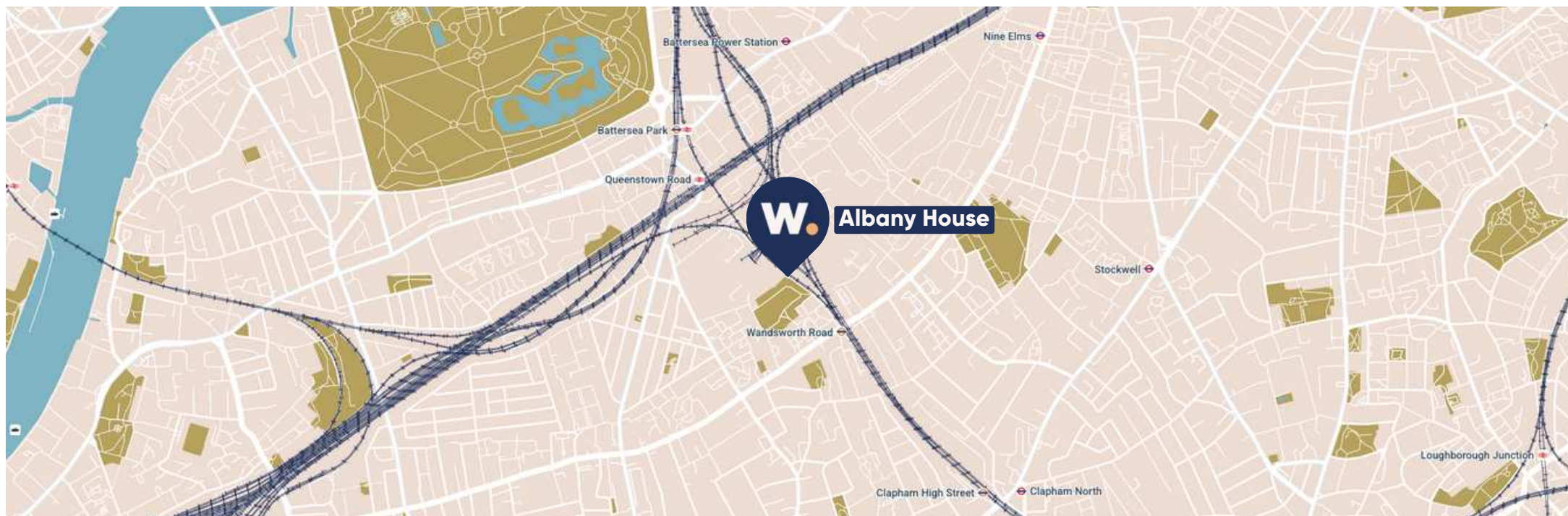
About Albany House

Albany House presents a rare and valuable opportunity to deliver a consented mixed-use redevelopment scheme in a strategic south London location. The site currently comprises a detached commercial property arranged over two storeys on its own plot. Full planning permission has recently been granted for the demolition of the existing structure and the erection of a new six-storey plus basement building.

The consented scheme provides for high-quality commercial floorspace (Use Classes E(e) and E(g)(i), (ii), and (iii)) across the basement, ground, first, second, and third floors, along with a spacious three-bedroom duplex residential unit (Use Class C3) with private roof terrace occupying the fourth and fifth floors.

The development also includes roof plant, secure cycle storage, and refuse facilities at ground level. The approved design maximises the site's potential, balancing modern commercial accommodation with prime residential space, and is positioned to benefit from the continuing regeneration of the wider Vauxhall Nine Elms Battersea Opportunity Area.





Location

Albany House is located on Portslade Road, within the London Borough of Wandsworth, bordering the Vauxhall Nine Elms Battersea Opportunity Area (VNEB OA) and Queenstown Road Strategic Industrial Location (SIL). The site sits adjacent to Heathbrook Park and is in close proximity to key infrastructure and amenities.

Transport Connectivity:

- Queenstown Road Station (10 mins walk) – direct links to Waterloo and Clapham Junction.
- Wandsworth Road Station (12 mins walk) – Overground services to Shoreditch and Canada Water.
- Vauxhall Interchange (15 mins walk) – Victoria Line underground and mainline rail connections.
- Numerous local bus routes serve the area, offering strong links to Central London and the surrounding boroughs.

Local Amenities:

- Heathbrook Park and nearby Battersea Park provide extensive green space.
- Neighbouring developments include a mix of commercial premises and large-scale regeneration projects.
- Located near Nine Elms, offering access to the new U.S. Embassy, New Covent Garden Market and a growing community of residents and workers.

The site benefits from a highly urban, well-connected setting with immediate proximity to both employment hubs and residential growth areas.

Planning

Planning consent has been secured for the comprehensive redevelopment of the site under application reference 2023/4592. The permission allows for:

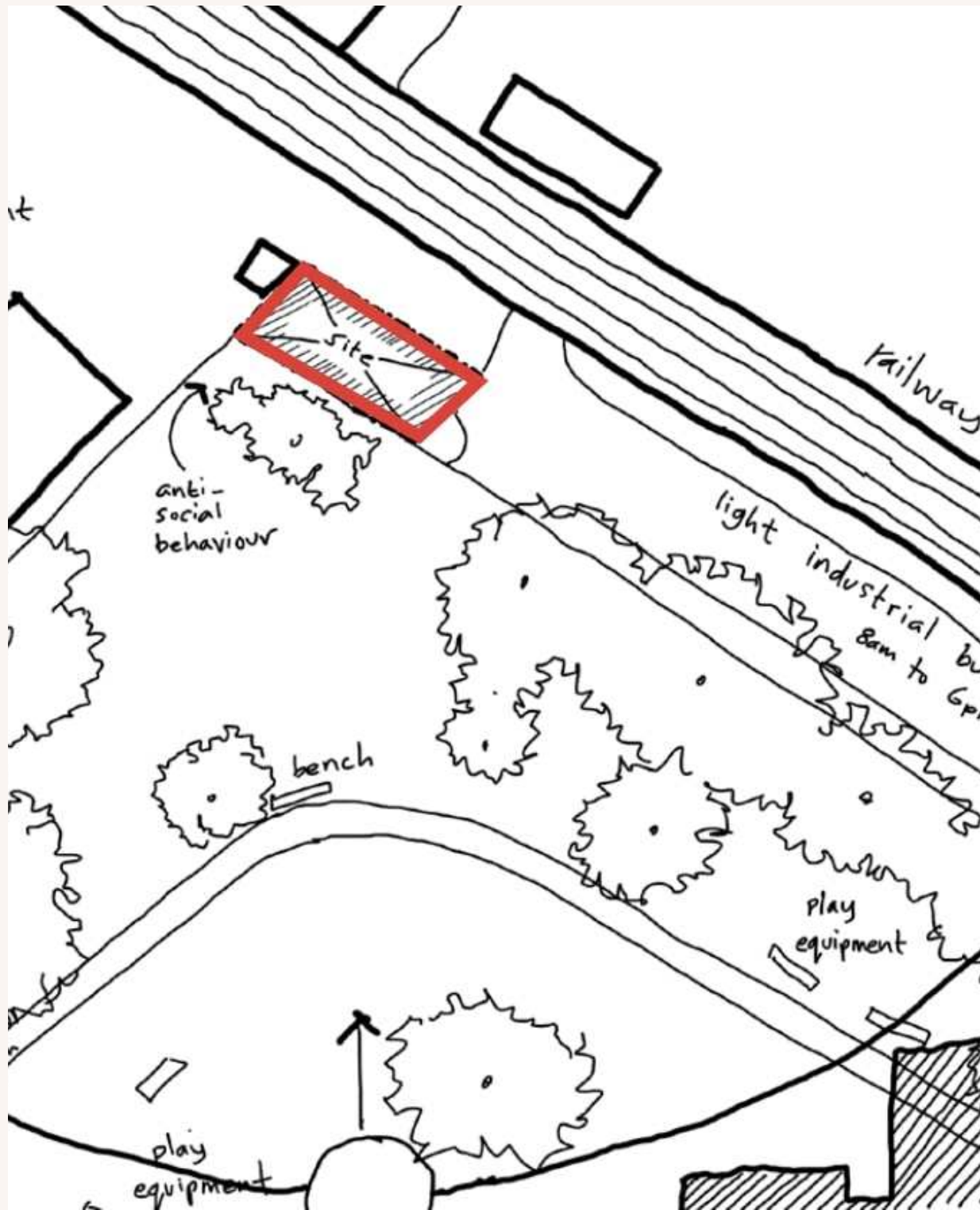
Description of Development:

Demolition of the existing two-storey residential building (Use Class C3) and erection of a six-storey plus basement building containing commercial use (Use Classes E(e) and E(g) (i), (ii) & (iii)) on basement, ground, first, second and third floors, and a 3-bedroom residential unit (Use Class C3) on the fourth and fifth floors with a private roof terrace, roof plant, and associated cycle parking and refuse storage facilities at ground floor level.

CIL Liability: TBC

Section 106 Contributions: £21,000

The scheme represents a well-balanced development mix, responding to market demand for flexible commercial accommodation and high-quality urban residential space. The approval followed detailed consultation with Wandsworth Council, building on prior applications and pre-application advice to optimise massing, height, and use.





Accommodation Schedule

UNIT	FLOOR	BEDS	BATH	TYPE	OUTSIDE SPACE	SQM	SQFT
1	BASEMENT			COMMERCIAL		70	756
	GROUND			COMMERCIAL		45	484
2	FIRST			COMMERCIAL		87	934
3	SECOND			COMMERCIAL		88	946
4	THIRD	3	2	COMMERCIAL		88	944
	FOURTH/FIFTH	3	2	DUPLEX RESI	TERRACE	156	1,679
Total							5,743

Further Information:

TENANCIES:

None. Sold with vacant possession

PROPOSAL:

Offers in excess of £700,000

VAT:

No applicable

VIEWINGS:

Available at request



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