

FOR SALE WITH VACANT POSSESSION

Self Contained Office Building plus Mews

**60-62 Clapham Road, 1-3 Fentiman Road,
and 29-31 Palfrey Place SW9 0JJ**

Approximate Floor areas:

11,000 sq ft Net Internal (1,023 sq m)

13,950 sq ft Gross Internal (1,293 sq m)



Convenient location for Oval and Stockwell Underground stations

For Owner Occupation, or with Residential Conversion Potential,
Subject to Planning Consent

Location

South west corner of Clapham Road and Fentiman Road, about 500m south of Oval Underground Station and 800m north of Stockwell Underground Station. This is a residential area with a number of commercial properties fronting onto Clapham Road.



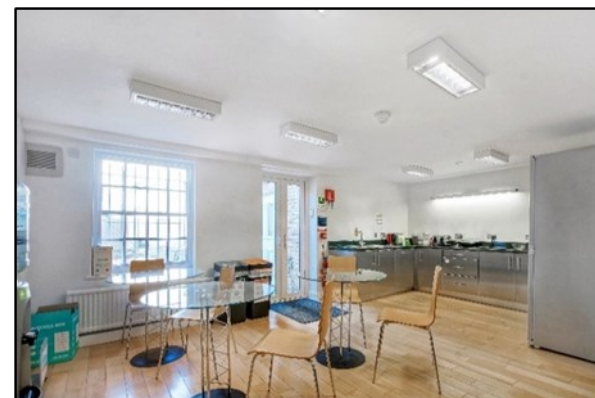
Description

60/62 Clapham Road dates originally from the 19th century on lower ground, ground and three upper floors. It is part of a regency style terrace of similar properties.

We believe that in the 1970s the property was substantially converted to offices. There is now a single entrance at the front with partly open plan office accommodation within the original building. There is a front courtyard and a rear garden.

An extension fronting Fentiman Road was developed, we believe, in the 1970s of brick construction on ground and two upper floors.

31 Palfrey Place is a two storey storage building, and 29 Palfrey Place provides a small car park



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Net Internal Floor Areas

The approximate net internal floor areas are as follows:

60-62 Clapham Road

Lower Ground	1,233 sq ft	(114.54 sq m)
Ground	1,273 sq ft	(118.25 sq m)
First	1,254 sq ft	(116.49 sq m)
Second	1,283 sq ft	(119.18 sq m)
Third	<u>1,273 sq ft</u>	<u>(118.25 sq m)</u>
Sub Total	6,316 sq ft	(586.73 sq m)

Fentiman Road extension

Ground	867 sq ft	(80.54 sq m)
First	1,019 sq ft	(94.66 sq m)
Second	<u>1,189 sq ft</u>	<u>(110.45 sq m)</u>
Sub Total	3,075 sq ft	(285.65 sq m)

31 Palfrey Place (Storage)

Ground	907 sq ft	(84.25 sq m)
Mezzanine	<u>715 sq ft</u>	<u>(66.42 sq m)</u>
Sub Total	1,622 sq ft	(150.67 sq m)

Grand Total 11,013 sq ft (1,023.05 sq m)

Gross Internal Floor areas

The approximate Gross internal floor areas are as follows:

60-62 Clapham Road

Sub Total 8,420 sq ft (782.22 sq m)

Fentiman Road extension

Sub Total 3,699sq ft (340.71 sq m)

31 Palfrey Place (Storage)

Sub Total 1,830 sq ft (170.04 sq m)

Grand Total 13,949 sq ft (1,292.97 sq m)

Amenities

- Automatic passenger lift
- Raised floors in part
- Gas fired central heating
- Excellent natural light
- Cat II lighting
- Carpeted
- Double glazed
- Entryphone system
- Kitchen
- Storage
- Parking for 4 cars

VAT

We are informed that VAT is not applicable to the price.

Planning

The property is within St Mark's Conservation Area.

An Article 4 Direction is in place.

60-62 Clapham Road is Grade II listed as part of the terrace comprising 60-66.

No consultation has been held with Lambeth Council Planning department.

Development Potential

We believe there is potential for conversion of 60-62 Clapham Road to up to 9 flats, 1-3 Fentiman Road to 3 flats, and 29-31 Palfrey Place to up to 2 mews houses.

All subject to planning consent.

Sale

Offers are invited for a Sale of the Freehold Interest with Vacant Possession.

Offers will be considered on an unconditional basis or a subject to planning basis.

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Price

Details upon request.

Rates

Rateable Value £200,000 (includes 33 Palfrey Place adjoining 31).

Further information is available on request.

Costs

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

Energy Performance Certificate

The property has EPC ratings of:

60-62 Clapham Road C (67)
31 Palfrey Place D (77).

Viewing and Further Information

For further information or to arrange an inspection, please contact:

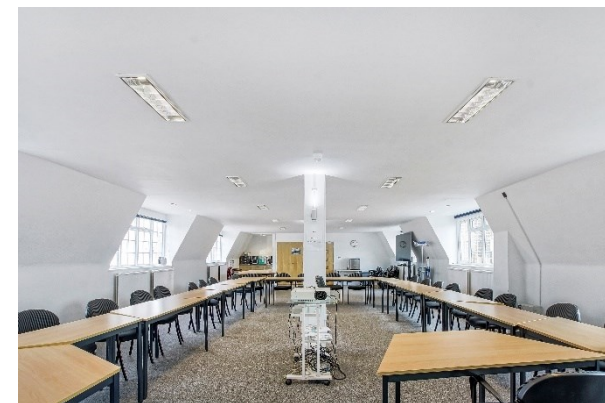
Tim Poulston, Keningtons LLP

020 7317 3348

07775 782623 • timpoulston@keningtons.com



Front Elevation



Boardroom



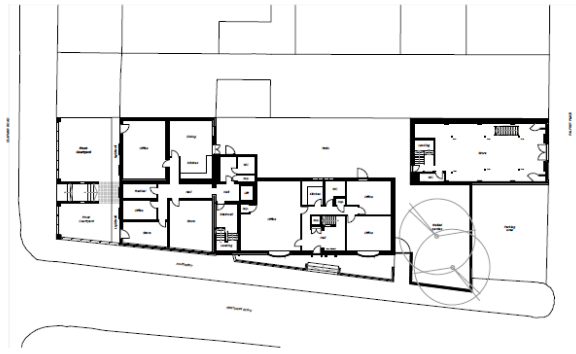
Front Office



Fentiman Road from Courtyard

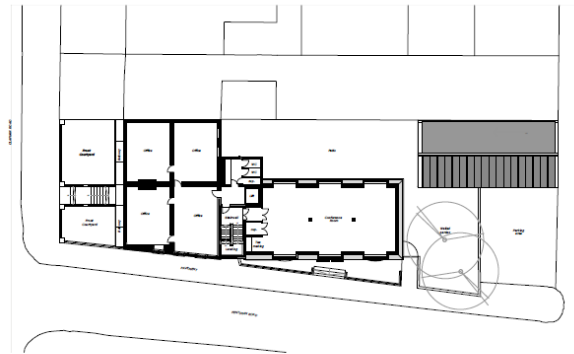
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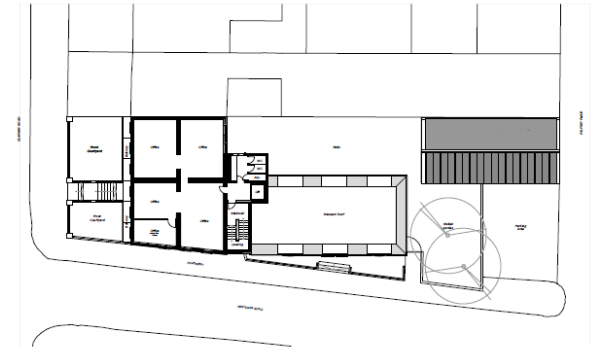
Lower Ground Floor Plan
Scale: 1:100
Date: 20/10/2023
A3

Lower Ground Floor Plan



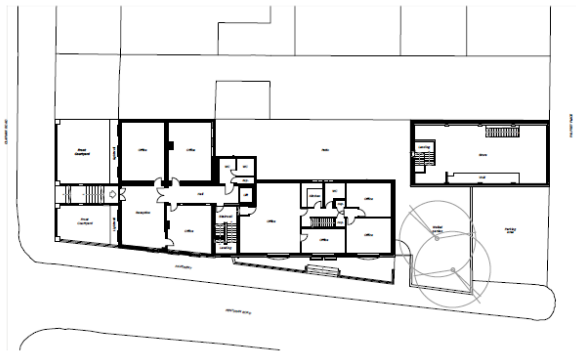
First Floor Plan
Scale: 1:100
Date: 20/10/2023
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First Floor Plan



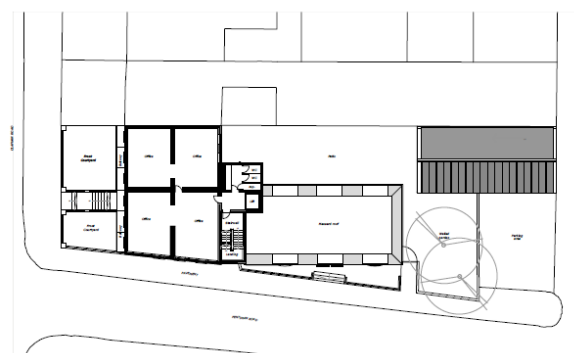
Third Floor Plan
Scale: 1:100
Date: 20/10/2023
A3

Third Floor Plan



Ground Floor Plan
Scale: 1:100
Date: 20/10/2023
A3

Ground Floor Plan

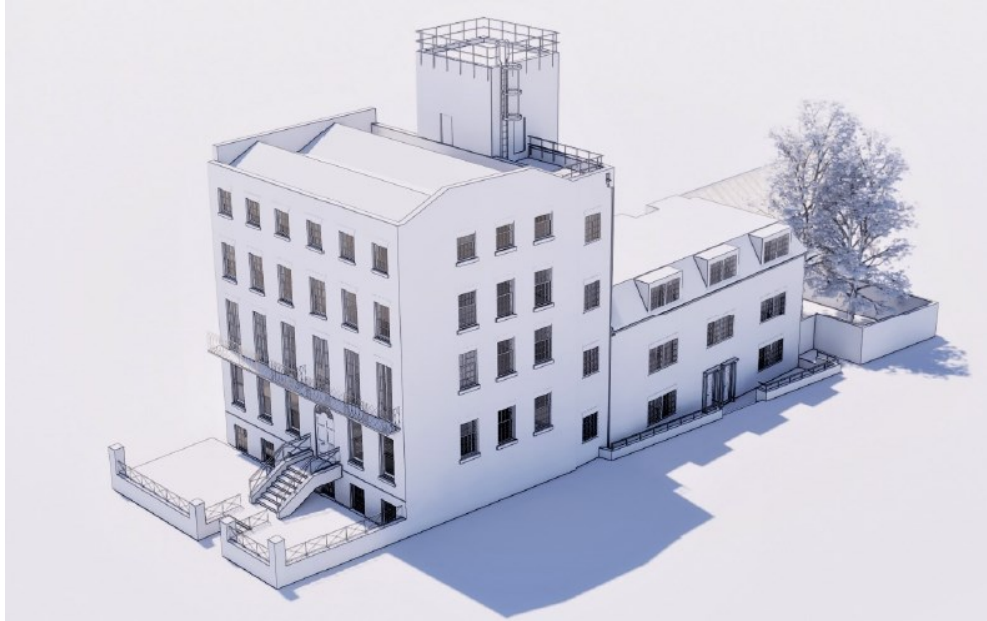


Second Floor Plan
Scale: 1:100
Date: 20/10/2023
A3

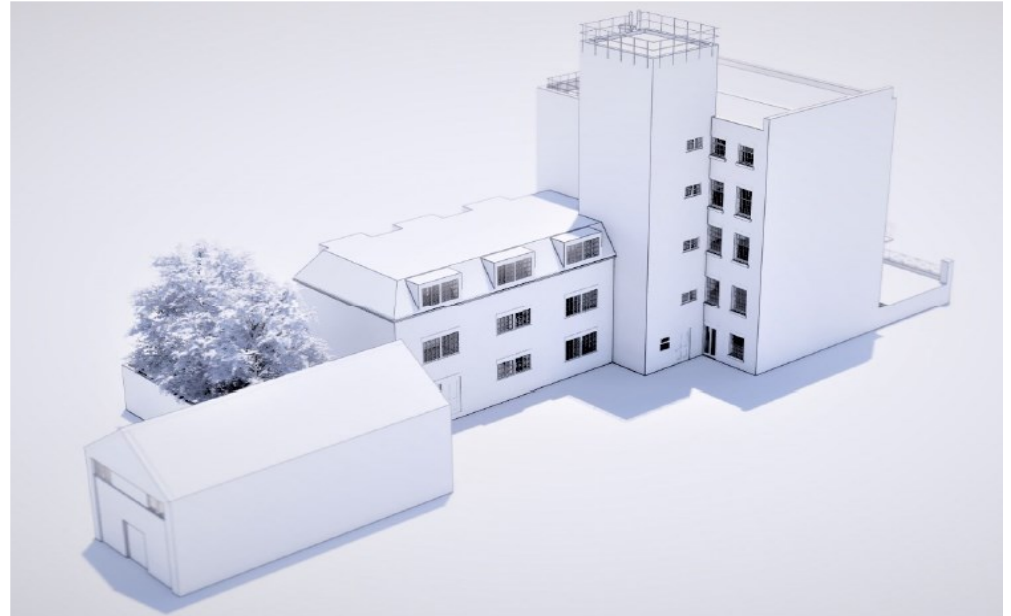
Second Floor Plan

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Model image – Front, 60-62 Clapham Road



Model image – Rear, from Palfrey Place

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