



## 11 Lansdowne Way

Stockwell, London, SW8 1HL

**Freehold Mixed-Use  
property with development  
potential (STP) & full vacant  
possession.**

**1,443 sq ft**  
(134.06 sq m)

- Substantial Freehold in Little Portugal.
- Development potential STTP.
- First time to the market in nearly 30 years.
- Picturesque parade providing a local hub.
- Attractive Capital Value @ £606/p/sf.
- Highly desirable SW8 location.

# 11 Lansdowne Way, Stockwell, London, SW8 1HL

## Summary

<b>Available Size</b>	1,443 sq ft
<b>Price</b>	£795,000
<b>Rateable Value</b>	£5,400
<b>EPC Rating</b>	Upon Enquiry

## Description

This very well-proportioned mixed-use property comprises of both (E-Class) retail and (C3) residential accommodation with two bedrooms, and a large kitchen living area, and family W/C. The maisonette is in excellent condition throughout and measures 1,184 sq ft (110 sq m). The commercial raised ground floor measures 259 sq ft (24.1 sq m) and is currently used by the vendors and operated as a popular hair salon.

The shop benefits from an abundance of natural light and has its own dedicated W/C facilities – we would expect the retail unit to achieve c.£20k per annum on the open market. The property offers a purchaser an opportunity to develop the airspace, add another story, and reconfigure the existing residential space subject to securing the necessary planning consents.

## Location

The subject property is superbly located on the SW8/SW9 border where the A3 and South Lamberth Road intersect towards Stockwell station. The area known as Little Portugal is synonymous with a strong European Influence as settlers arrived in the 1960s/70s. The area is populated with numerous highly regarded residential neighbourhoods surrounded by plenty of greenery including Slade Gardens and Larkhall Park. The area is extremely well connected to central London with Stockwell station providing access to both the Victoria and Northern Lines within a 5-minute walk.

## Terms

Title & Tenure: The Freehold is offered for sale with Vacant Possession. Title Number: EGL304631.

VAT: N/A.

Rateable Value: £5,400 (Nil).

The property provides the following approximate Gross Internal Areas:-

Commercial: 259 sq ft (24.1 sq m)

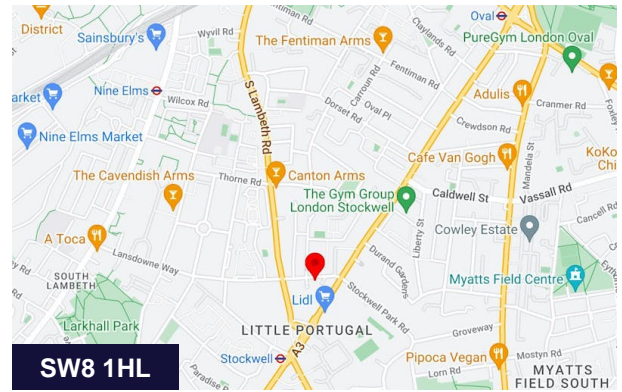
Residential: 1,184 sq ft (110 sq m)

TOTAL: 1,443 sq ft (134.1 sq m)

LOCAL AUTHORITY: London Borough of Lambeth.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: The property can be viewed externally. Internal inspections will be conducted on specific viewing days. By appointment with Sole Agents Winkworth Commercial.



## Viewing & Further Information



### Adam Stackhouse

07889 510036 | 020 7355 0285  
astackhouse@winkworth.co.uk



### Tom Lewin

020 7355 0285 | 07783 250337  
tlewin@winkworth.co.uk



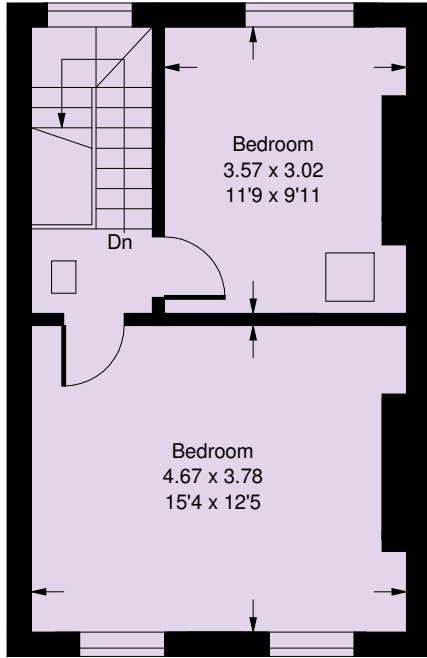
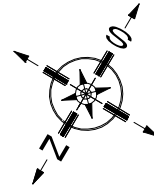
### Chris Ryan

07385 413368 | 020 7355 0285  
cryan@winkworth.co.uk

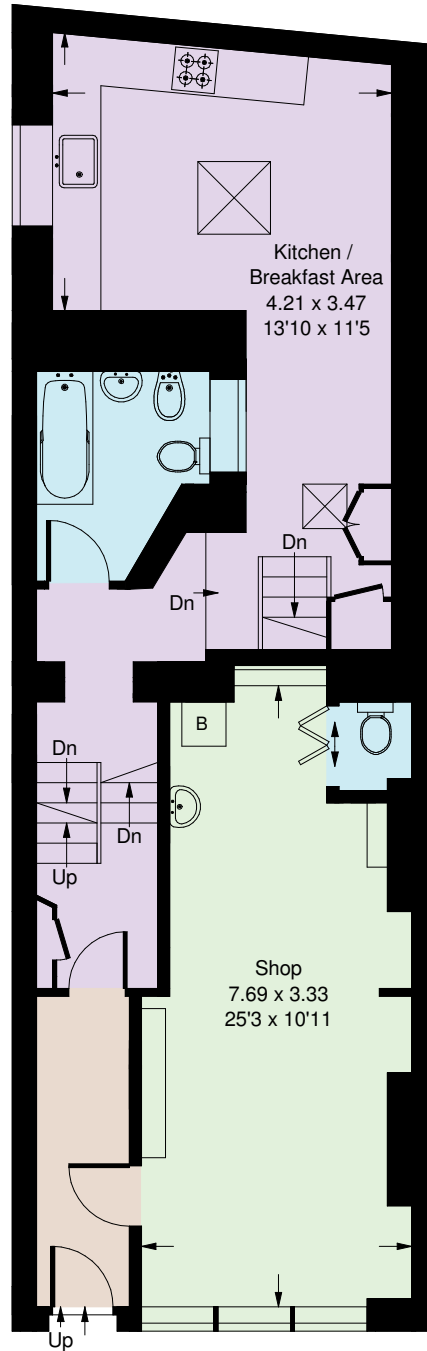
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/03/2024

# Lansdowne Road, SW8

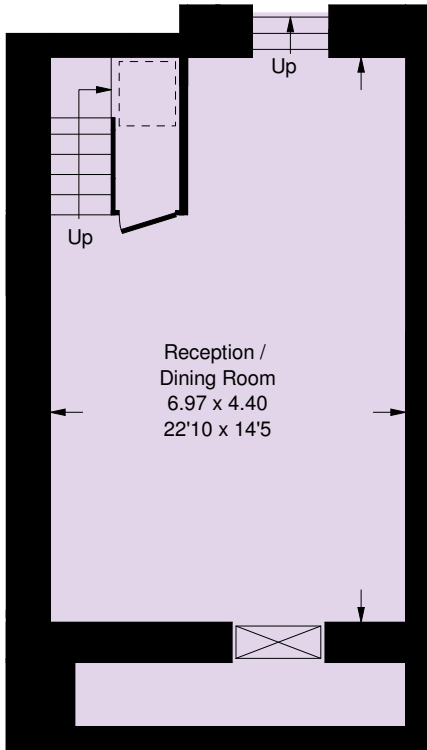
Approx. Gross Internal Area  
 Residential = 110 sq m / 1184 sq ft  
 Commercial = 24.1 sq m / 259 sq ft  
 Communal Area = 4.6 sq m / 50 sq ft  
 Total = 134.1 sq m / 1443 sq ft  
 (Excluding Communal Area)




**First Floor**



**Raised Ground Floor**



**Lower Ground Floor**

 = Reduced headroom  
 below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
 Plan is for illustration purposes only, not to be used for valuations.