

*51 Clapham* **High Street**

LONDON SW4 7TL

PRIMELY LOCATED SOUTH WEST LONDON CONVERSION OPPORTUNITY  
SUITABLE FOR A VARIETY OF USES



Clapham Common



51 Clapham High Street  
SW4 7TL

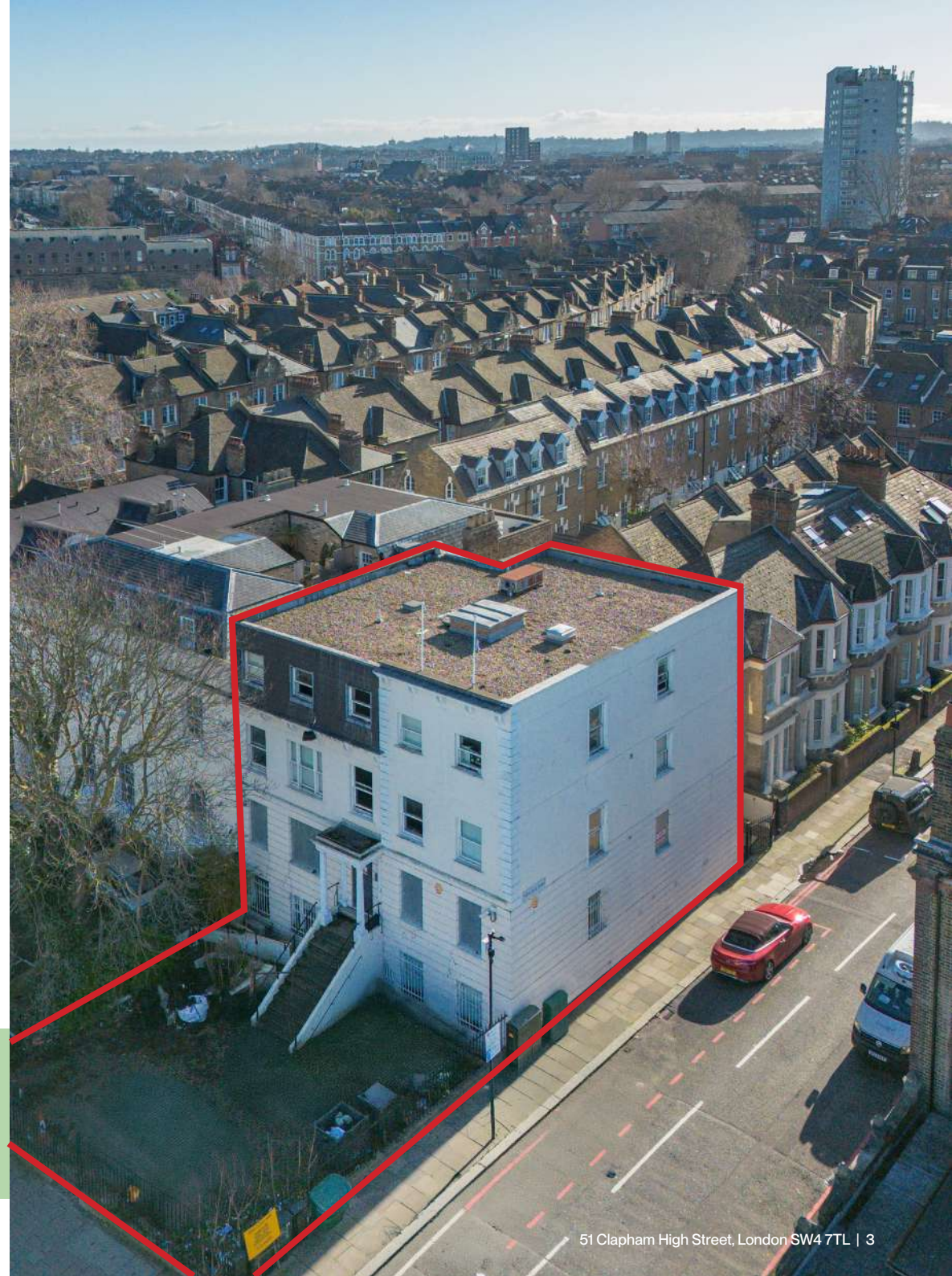
## EXECUTIVE SUMMARY

A primely positioned *office building* located in the heart of *Clapham High Street*, suitable for a *range of alternative uses* and benefiting from *planning permission to convert*.

- Located within 250m of Clapham North (Underground) and Clapham High Street (Overground) Stations, and 550m from Clapham Common.
- Existing building measures *6,858 sq ft GIA*.
- Planning *permission granted for change of use* from offices (Class E) to 24 serviced apartments (Class C1), comprising minor internal and external alterations, plus a provision of a co-working area and meeting room for residents.
- Building may well lend itself to continued use as offices amongst other uses such as a *residential, co-living, hostel, educational or suitable for owner occupation*.
- *Potential for additional massing, subject to obtaining necessary consents.*
- Under the existing consent to serviced apartments, there is the opportunity to generate a *gross revenue stream* of in the region of *£1,100,000 per annum*.
- *Freehold for sale with Vacant Possession.*

## PROPOSAL

OIEO *£3,750,000* subject to contract





## LOCATION

Clapham is *rich in lifestyle amenities*, with an excellent selection of *trendy cafés, independent eateries, cocktail bars, gastro pubs, tapas restaurants, music venues* and gyms all within a short walk.

*Clapham Common* is only 0.4 miles away, providing expansive green space and a wide range of *outdoor sporting facilities*, including a skate park, netball and basketball courts, volleyball, tennis courts and rugby pitches. Renowned as one of London's most desirable neighbourhoods, Clapham combines a *relaxed village atmosphere* with a strong sense of community, making it particularly popular with families.





Clapham High Street



Clapham North

51 Clapham High Street  
SW4 7TL



## CONNECTIVITY

The property is ideally located on vibrant Clapham High Street, just *0.2 miles* from Clapham High Street Station and Clapham North Station.

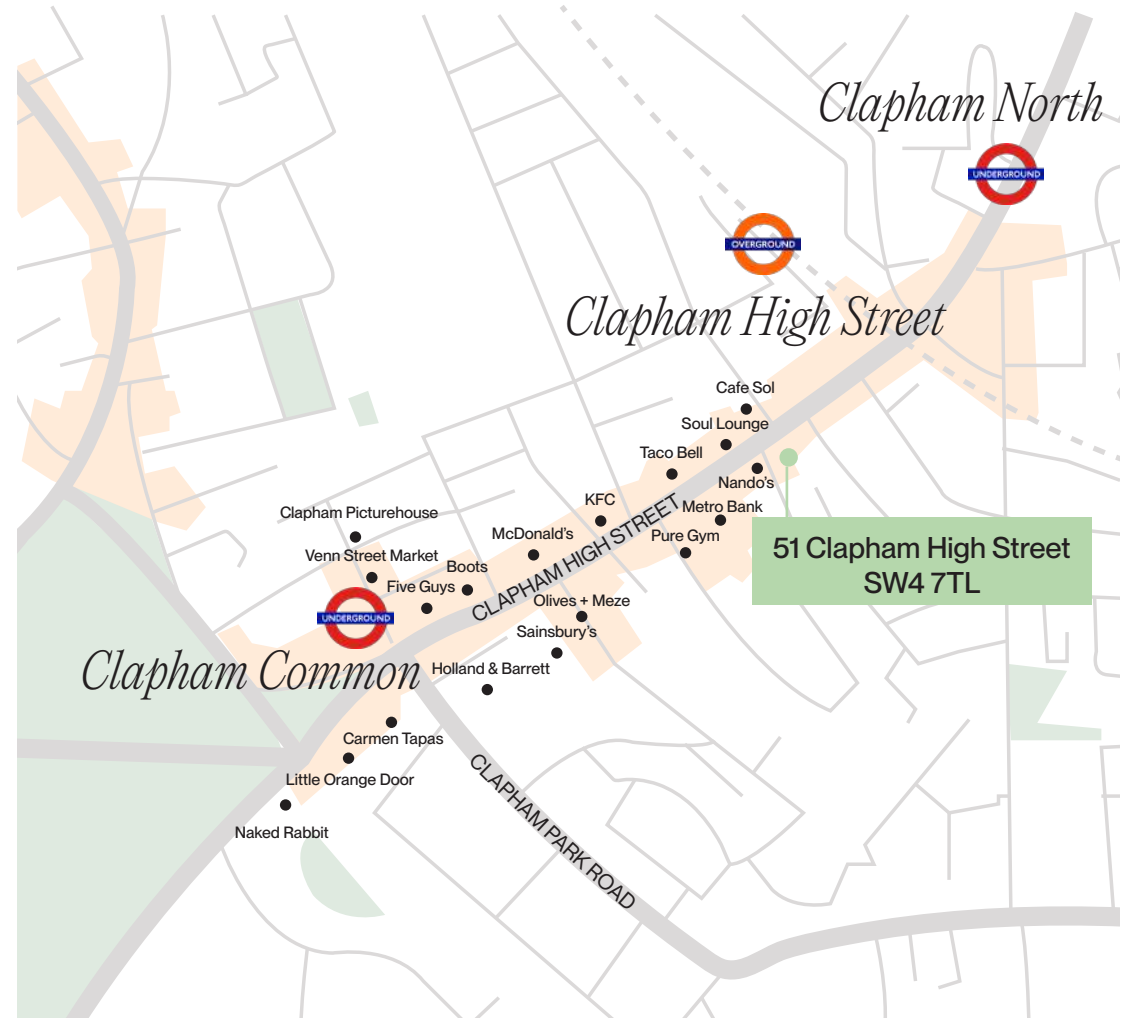
The area benefits from excellent transport links, with *three stations* all within a *six-minute walk* of the property: Clapham Common station (Northern Line, 550m), Clapham High Street station (Windrush Overground, 250m), and Clapham North station (Northern Line, 250m). The Windrush Overground Line provides a rapid connection to Clapham Junction in just *13 minutes*. Together, these stations offer frequent services to key central London destinations, including London Bridge station in just *16 minutes* and King's Cross St Pancras in approximately *26 minutes*. *Gatwick Airport* is also easily accessible via Southern Rail services, with journey times of around *46 minutes*.



## Rail

Journey times from Clapham North Northern Line & Clapham High Street Overground Stations:

BRIXTON	NORTHERN, VICTORIA LINE	9 MINS
CLAPHAM JUNCTION	WINDRUSH LINE	13 MINS
LONDON BRIDGE	NORTHERN LINE	16 MINS
OLD STREET	NORTHERN LINE	21 MINS
KING'S CROSS	NORTHERN LINE	26 MINS
BOND STREET	NORTHERN, JUBILEE LINE	29 MINS
PADDINGTON	NORTHERN, ELIZABETH LINE	33 MINS
GATWICK AIRPORT	WINDRUSH LINE, SOUTHERN RAIL	46 MINS



PLANNING

Planning permission *recently granted* by Lambeth Council for a *change of use from offices (Class E) to 24 serviced apartments (Class C1)*, comprising minor internal and external alterations.

Provision of a co-working area and meeting room for residents. New sustainable heating & cooling system powered by air-source heat pumps.  
[Ref 25/01074/FUL](#)

*Section 106* costs total £28,608.

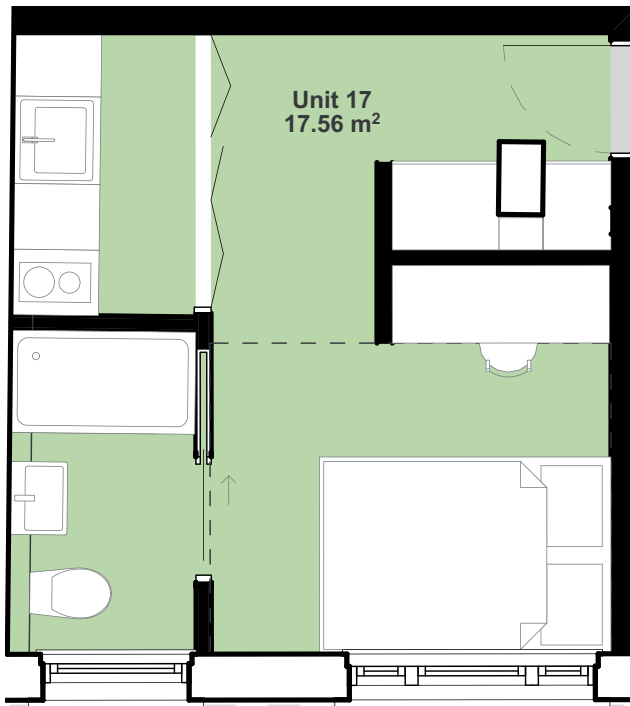


PROPOSED ACCOMMODATION SCHEDULE

The proposed 24 serviced apartments will all include an *ensuite bathroom and kitchenette area.*

The consented scheme will also benefit from a *co-working space, meeting room and communal garden.*

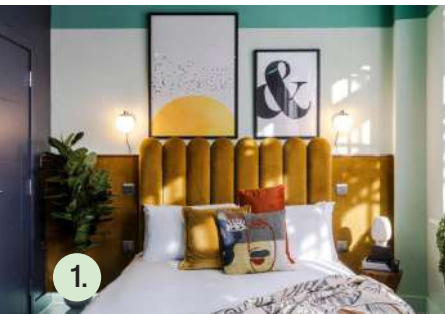
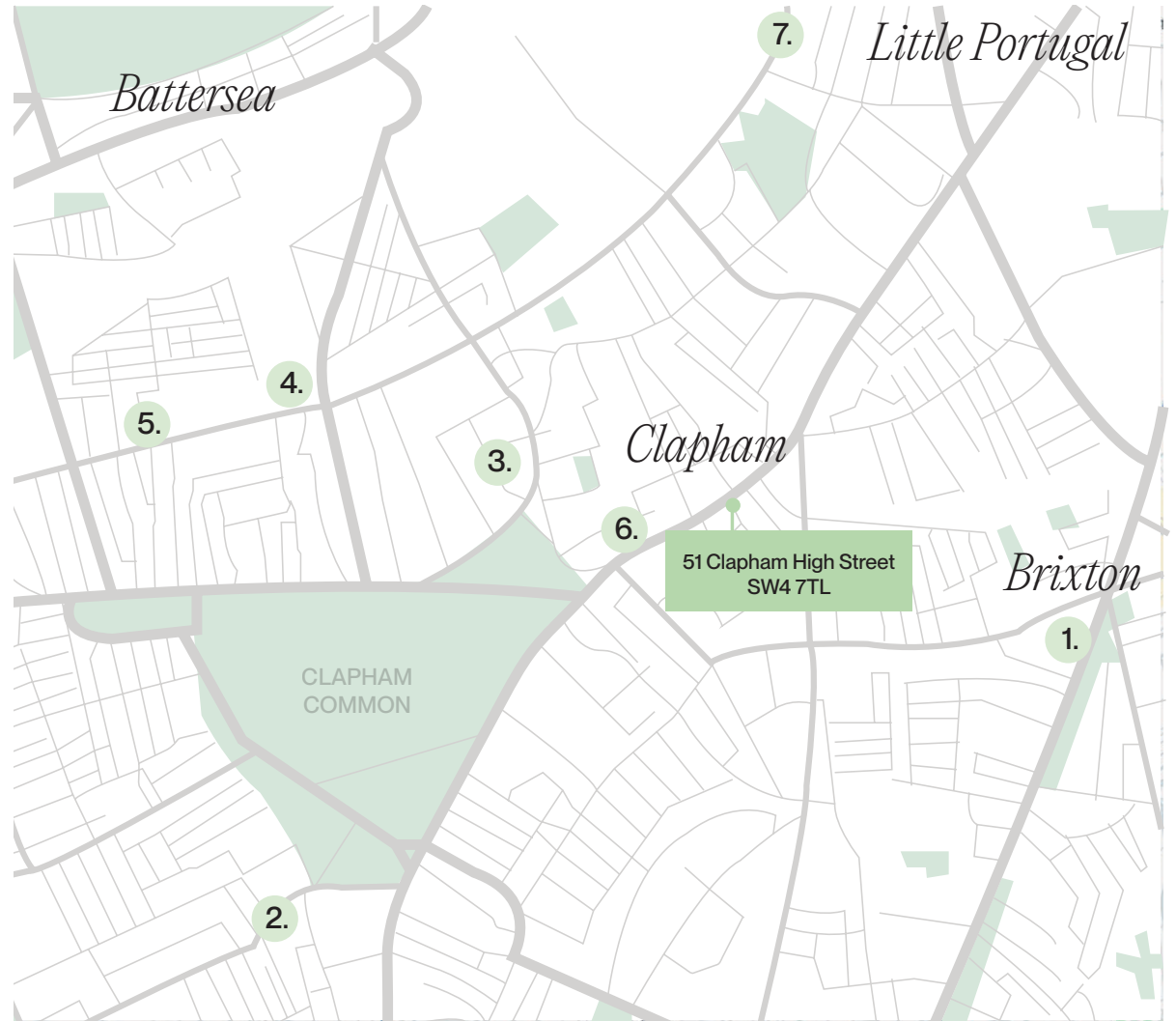
SAMPLE ROOM PLAN ↓



UNIT	FLOOR	SIZE (SQ M)	SIZE (SQ FT)
Unit 1	Lower Ground	25.38	273.19
Unit 2	Lower Ground	17.99	193.64
Unit 3	Lower Ground	20.62	221.95
Unit 4	Lower Ground	20.87	224.64
Co-working Space and Meeting Room	Lower Ground	25.82	277.93
Corridor and Staircase	Lower Ground	33.59	361.56
Utility Room	Lower Ground	4.41	47.47
Plant Room	Lower Ground	9.91	106.67
Riser Shaft	Lower Ground	4.86	52.31
Riser Shaft	Lower Ground	2.57	27.66
Unit 5	Ground	25.88	278.57
Unit 6	Ground	17.99	193.64
Unit 7	Ground	20.62	221.95
Unit 8	Ground	18.52	199.35
Unit 9	Ground	17.23	185.46
Unit 10	Ground	19.06	205.16
Corridor and Staircase	Ground	35.29	379.86
Unit 11	First	14.32	154.14
Unit 12	First	15.31	164.8
Unit 13	First	20.09	216.25
Unit 14	First	13.42	144.45
Unit 15	First	17.56	189.02
Unit 16	First	14.41	155.11
Unit 17	First	16.92	182.13
Corridor and Staircase	First	33.02	355.43
Unit 18	Second	14.32	154.14
Unit 19	Second	15.31	164.8
Unit 20	Second	20.11	216.46
Unit 21	Second	13.52	145.53
Unit 22	Second	16.88	181.7
Unit 23	Second	14.06	151.34
Unit 24	Second	17.2	185.14
Corridor and Staircase	Second	33.16	356.93

## SERVICED APARTMENT COMPARABLES

NO	Address	Distance from property	Price per night	Source
1	Your Apartment Brixton, London SW9 8EN	1.0 mile	£170	<a href="#">Link</a>
2	Nightingale Lane, Clapham South	1.5 miles	£181.50	<a href="#">Link</a>
3	Orlando Road, Clapham Common	0.7 miles	£187.50	<a href="#">Link</a>
4	Ashley Crescent, Battersea	1.2 miles	£193	<a href="#">Link</a>
5	Lavender Hill, Clapham Common	1.3 miles	£176.50	<a href="#">Link</a>
6	182A Clapham High Street SW4 7UG	0.2 miles	£209	<a href="#">Link</a>
7	178 Wandsworth Road, Lambeth SW8 2LA	1.2 miles	£170	<a href="#">Link</a>





#### TENURE

*Freehold.*

#### EPC

*Energy Performance Certificates* are available on request.

#### VAT

The property is *not elected for VAT.*

#### PROPOSAL

OIEO *£3,750,000* (Three Million Seven Hundred and Fifty Thousand Pounds) subject to contract.

#### CONTACT US

Further information including proposed floor plans are available in the *Dropbox Link by clicking here.*

MATTHEW SHELDON

+44 (0)20 7266 8523  
+44 (0)7786 445 645  
m.sheldon@estate-office.com

DANIEL MINSKY | MRICS

+44(0)20 7266 8520  
+44(0)7866 466 526  
d.minsky@estate-office.com

JACOB GRANGER

+44(0)20 7266 8528  
+44(0)7917 103 537  
j.granger@estate-office.com

LEE SMITH

+44(0)20 7266 8538  
+44(0)7866 916 493  
l.smith@estate-office.com



DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office or their clients has authority to make or give any representation or warranty whatsoever in relation to this property. March 2026.