

For Sale

424 and 424A Coldharbour Lane, London, SW9 8LF



REF: AMP4550

- Prominent commercial premises with residential accommodation above
- The ground floor premises benefit from flexible Class E use
- Approximately 1,240 sq ft (commercial and residential combined)
- Ground floor Class E accommodation comprising front sales area, service area, kitchen, WC, office and storage rooms
- Residential accommodation comprises two bedrooms, reception room, separate kitchen, bathroom and rear balcony
- Located within an established parade on Coldharbour Lane

 Alex Martin

Commercial Property

The property comprises a ground floor commercial unit with a self-contained two-bedroom residential flat above.

The commercial accommodation extends to approximately 718 sq ft and is arranged to provide a front reception / trading area, with a private office, WC and a kitchen area to the rear, along with store and storage rooms. The unit benefits from a distinctive and well-presented shopfront, providing strong street presence and good natural light to the front space.

The property is classified under Use Class E, making it suitable for a range of commercial uses, subject to the necessary consents.



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Residential Property

This well-presented self-contained first-floor flat, located above the commercial premises, offers approximately 522 sq ft of well-proportioned accommodation.

The property comprises a spacious reception room, a separate fitted kitchen, two bedrooms and a family bathroom. The principal bedroom is generously sized, while the second bedroom benefits from direct access to a private balcony, providing valuable outdoor space.

The flat is efficiently laid out with a central hallway connecting all rooms, offering good natural light throughout. The property is well located for local amenities and transport links, making it a practical and versatile residential option.



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Location

The property is positioned within a well-established area, surrounded by a mix of independent retailers, cafés, convenience stores and local services, creating a lively and well-supported commercial environment.

The property benefits from excellent transport connectivity and is located approximately a 2-3 minute walk from Brixton Underground Station, with Brixton railway station also close by, providing fast and direct links into Central London, including Victoria, Oxford Circus and beyond.

Numerous bus routes operate along Coldharbour Lane, offering frequent services across South and Central London. The area continues to attract strong demand from both occupiers and residents due to its vibrant character, strong footfall and proximity to key amenities, making it a highly accessible and desirable location for commercial use.

Coldharbour Lane

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Commercial Floor Plan


Ground Floor
Approx. 66.8 sq. metres (718.6 sq. feet)



Total area: approx. 66.8 sq. metres (718.6 sq. feet)

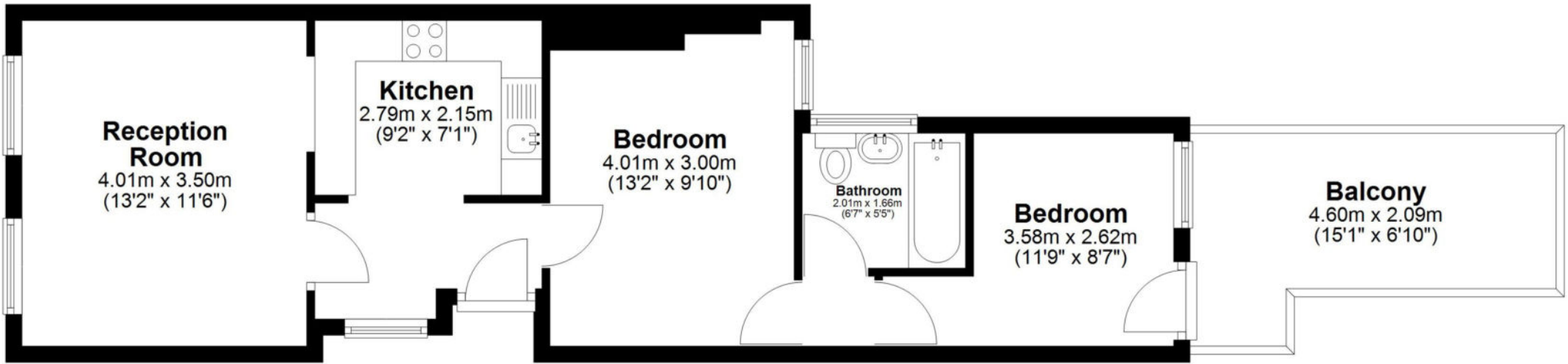
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Residential Floor Plan



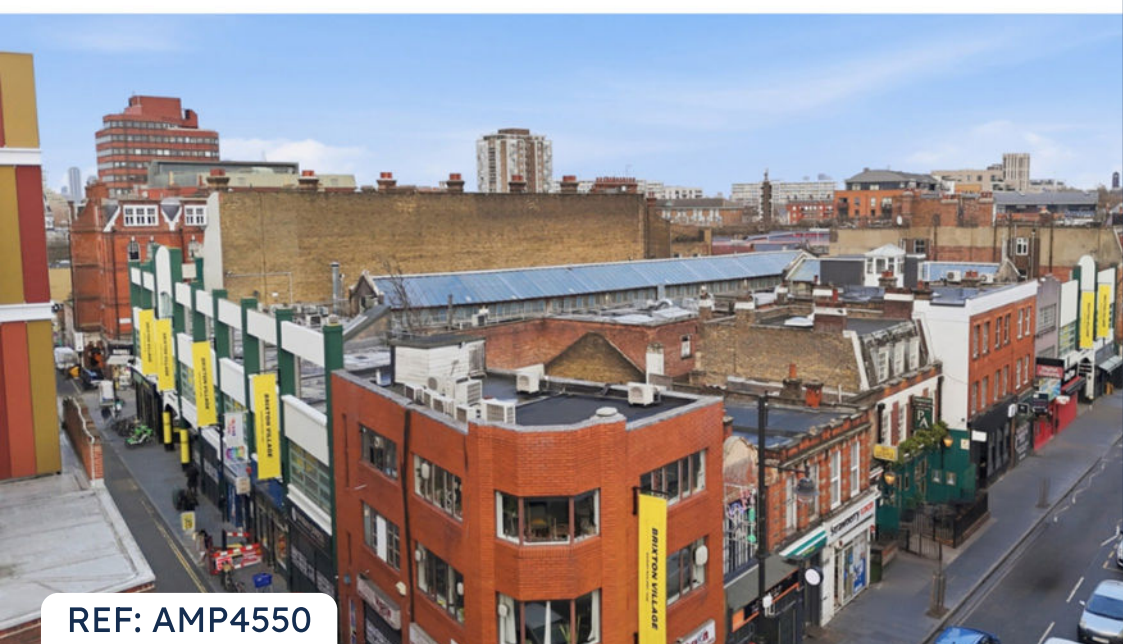
First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



Total area: approx. 48.5 sq. metres (522.3 sq. feet)

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Accommodation

Commercial - 718 sq. ft
Residential - 522 sq. ft

Total - 1,240 sq. ft

VAT:

Not Applicable.

EPC:

Available upon request

Terms:

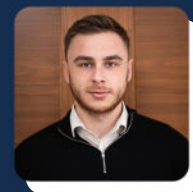
Guide Price- £850,000

Viewings:

Strictly by appointment with Alex Martin Commercial.



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