

# Lot 32

Vacant

145 Dulwich Road, Herne Hill,  
London, SE24 0NG

Freehold Development and Change of Use Opportunity



## Key Details

- 150 metres from Herne Hill Station and opposite Brockwell Park
- Of interest to owner occupiers, developers or investors
- Residential conversion opportunity (subject to consents)
- Fashionable London suburb with high density residential catchment area
- Nearby occupiers include, Pizza Express, Sainsbury's Local, Tesco Express and a mix of local bars, restaurants and independent shopping

## On Behalf of the Personal Representatives of the Estate

### Location

**Miles:** 1 mile south east of Brixton  
2 miles east of Clapham Common  
5 miles south-east of Central London

**Roads:** A215, A205, A23

**Rail:** Herne Hill Railway Station

**Air:** Heathrow Airport

### Situation

The property is prominently situated on the north side of the busy Dulwich Road, directly opposite Brockwell Park and close to it's junction with Herne Hill. The property is located very close to the popular Herne Hill Market and Herne Hill Railway Station, both of which are about 150 metres away. Nearby occupiers include, Pizza Express, Sainsbury's Local, Tesco Express and a mix of local bars, restaurants and independent shopping.

### Description

The property comprises a former recently refurbished solicitors office arranged on the ground, first and second floors. The property benefits from a small yard to the rear.

### Tenure

Freehold.

### VAT

Please see Special Conditions of Sale

### Six Week Completion

### Energy Performance Certificate

Band C. See legal pack.

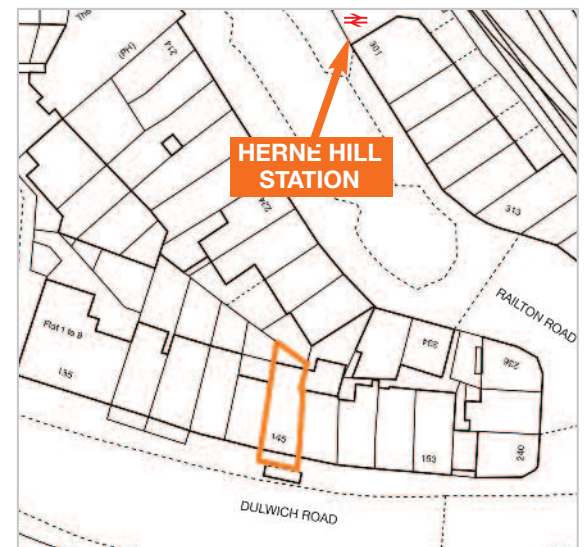
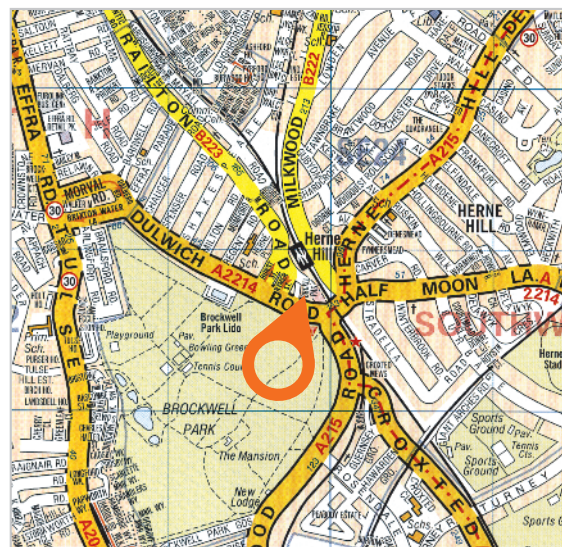
## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Former Office	41.90 sq m (451 sq ft)	VACANT
First	Former Office	34.00 sq m (366 sq ft)	
Second	Former Office	33.30 sq m (358 sq ft)	
<b>Total</b>		<b>109.20 sq m (1,175 sq ft)</b>	

### Planning

There may be potential to convert the property from an office to residential, subject to obtaining the necessary consents. For further information please contact:

Lambeth Council Planning Department  
Email: [planning@lambeth.gov.uk](mailto:planning@lambeth.gov.uk)  
Phone: 020 7926 1180



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