



CGI of Proposed development

FOR SALE

MACAULAY ROAD,
CLAPHAM, LONDON,
SW4 0QS

A PRIME SOUTH WEST LONDON
RESIDENTIAL DEVELOPMENT
OPPORTUNITY WITH PLANNING
PERMISSION FOR 4 LUXURY FLATS

VANDERMOLLEN
REAL ESTATE

A consented residential development opportunity located in Clapham, London, SW4.

Situated 800 metres (0.5 miles) North West of Clapham Common Underground Station and 800 metres (0.5 miles) South West of Wandsworth Road Station providing access to Central London via the Northern Line and Overground respectively.

Planning permission granted (Ref: PP: 22/02604/FUL) for the "removal of existing swimming pool and erection of 2 storey building with habitable roof top and basement to provide 4 residential units.

The scheme comprises: 2 x 2 Bed, 2 x 3 Bed flats extending to 484 sq. m. (5,205 sq. ft.) of total net saleable area.



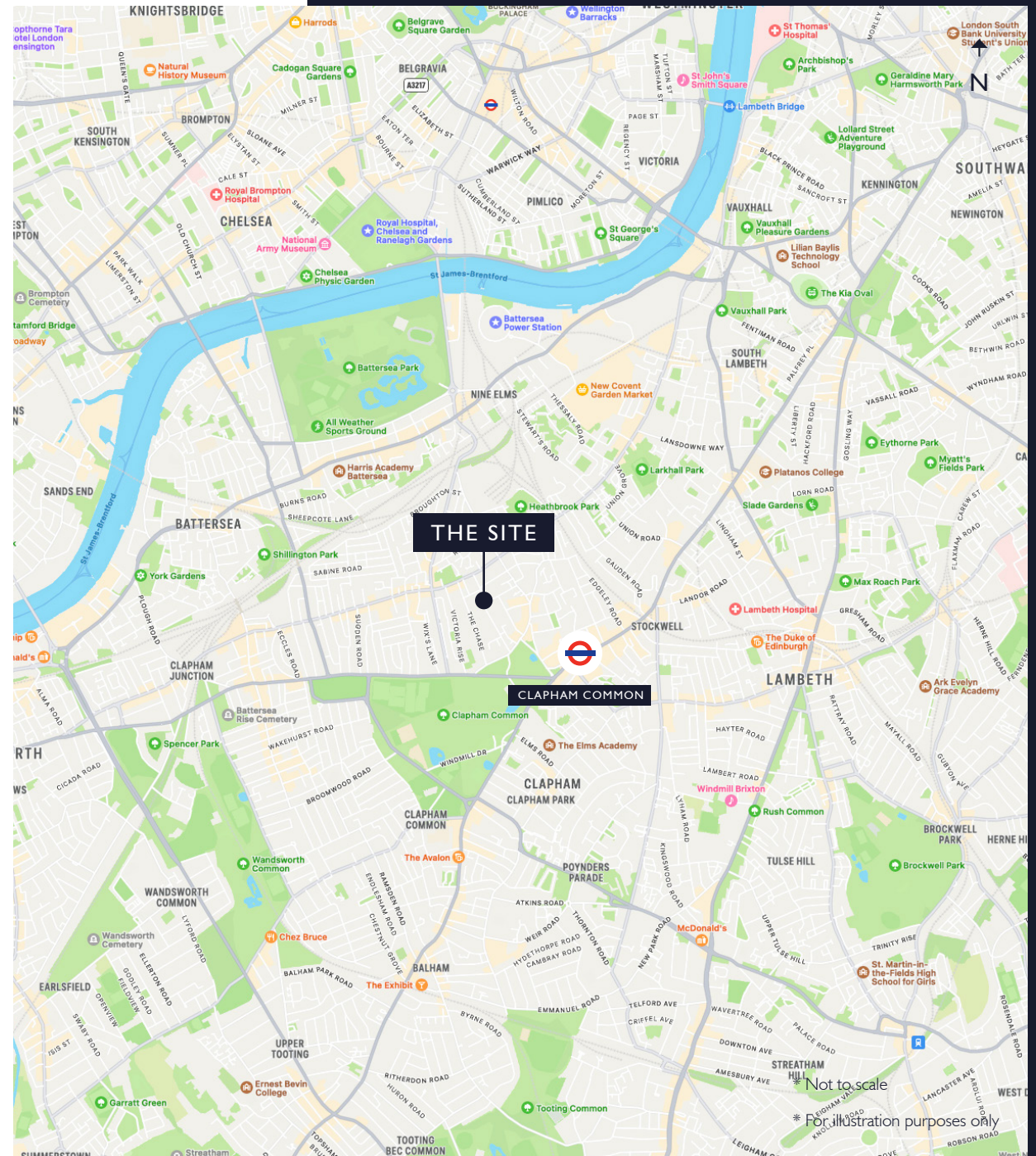
CGI of Proposed development

The site is located on Macaulay Road, Clapham, which falls within the jurisdiction of the London Borough of Lambeth.

Macaulay Road is excellently positioned in terms of its access to public transport. Located just 800 metres (0.5 miles) North West of Clapham Common Underground Station and provides direct access to various Central London locations such as London Bridge (13 minutes), Moorgate (17 minutes), and King's Cross St Pancras (22 minutes) via the Northern Line. (Source: CityMapper).

London Overground services are also available nearby with Wandsworth Road Station situated only 800 metres (0.5 miles) North East which provides direct services to Whitechapel (26 minutes), and Shoreditch High Street (29 minutes) via the Overground Line. There are also several bus stops situated along Wandsworth Road allowing access to other Greater London and Central London locations such as Aldwych, Ladbroke Grove, and Waterloo amongst many others.

Macaulay Road further benefits from being within close proximity to Clapham High Street which hosts an abundance of high street chains including Sainsbury's, Starbucks, and Pret A Manger, in addition to several independent bars, restaurants, and coffee shops. There are also a number of parks and open green space in the nearby vicinity with Macaulay Road lying adjacent to Clapham Common and just a short walk from Battersea Park.



PLANNING

The site measures 0.056 hectares (0.14 acres) and planning permission (Ref: PP: 22/02604/FUL) was granted in March 2023 for the “removal of existing swimming pool and erection of 2 storey building with habitable roof top and basement to provide 4 residential units, with refuse / recycling and cycle stores”.

The proposed scheme comprises 2 x 2 Bed, 2 x 3 Bed apartments extending to 484 sq. m. (5,205 sq. ft.) of total net saleable area. The apartment block is a double fronted building that is two storeys above ground with additional accommodation set into the roof forming the second floor. A further floor below ground forms the lower floor accommodation for two maisonette flats. The basement includes both front and rear light wells for natural light, ventilation, and amenity.

The scheme is to be a car free development.

CIL: £180,000
Section 106: Nil



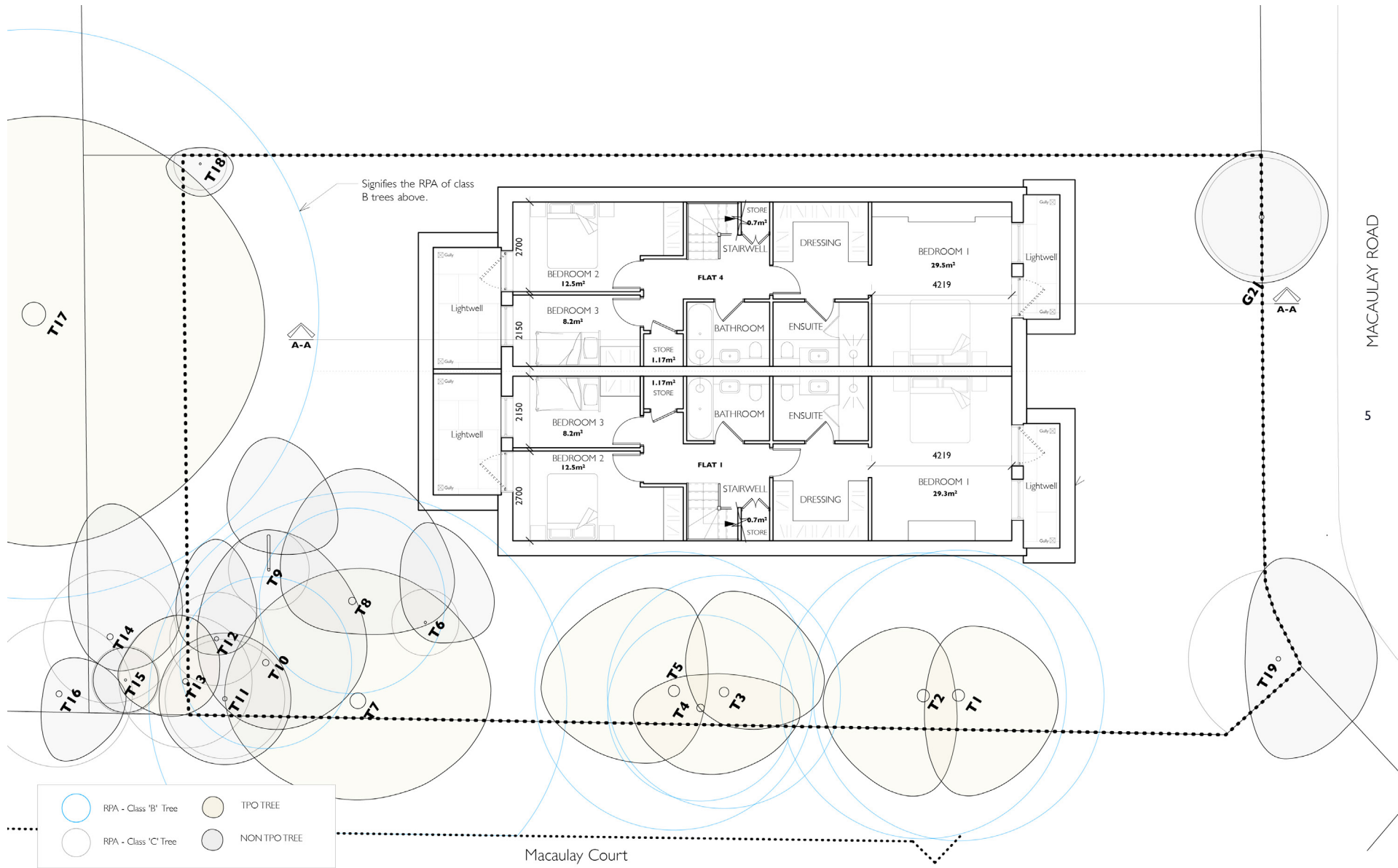
CGI of Proposed development

SCHEDULE OF ACCOMMODATION

Unit	Floor	Beds	GIA (Sq M)	GIA (Sq ft)
1	B/G	3 Bed	137	1,478
2	1	2 Bed	109	1,174
3	2	2 Bed	98	1,057
4	B/G	3 Bed	139	1,496
Total:			484	5,205

FLOORPLANS

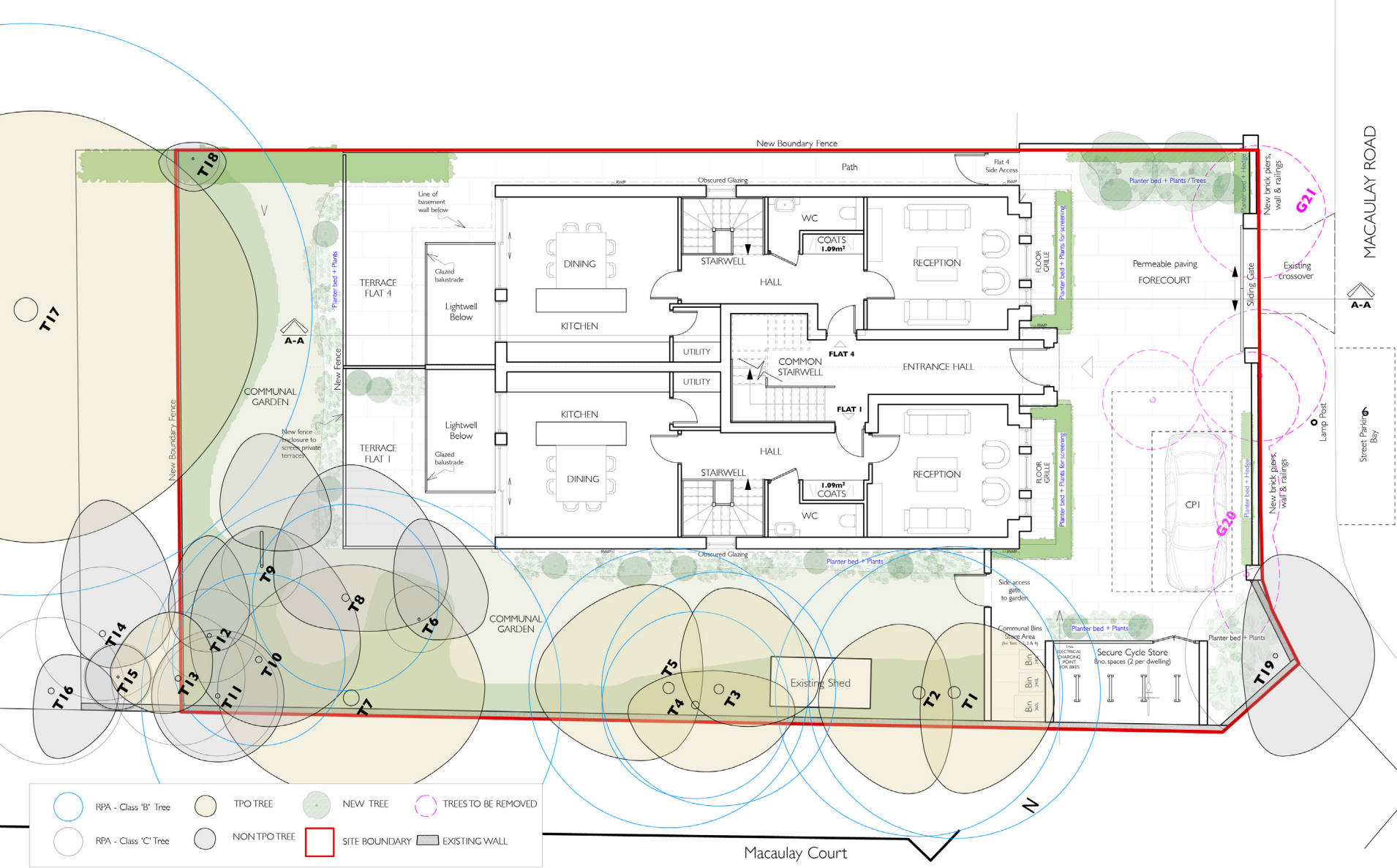
PROPOSED
BASEMENT



* Not to scale * For illustration purposes only

FLOORPLANS

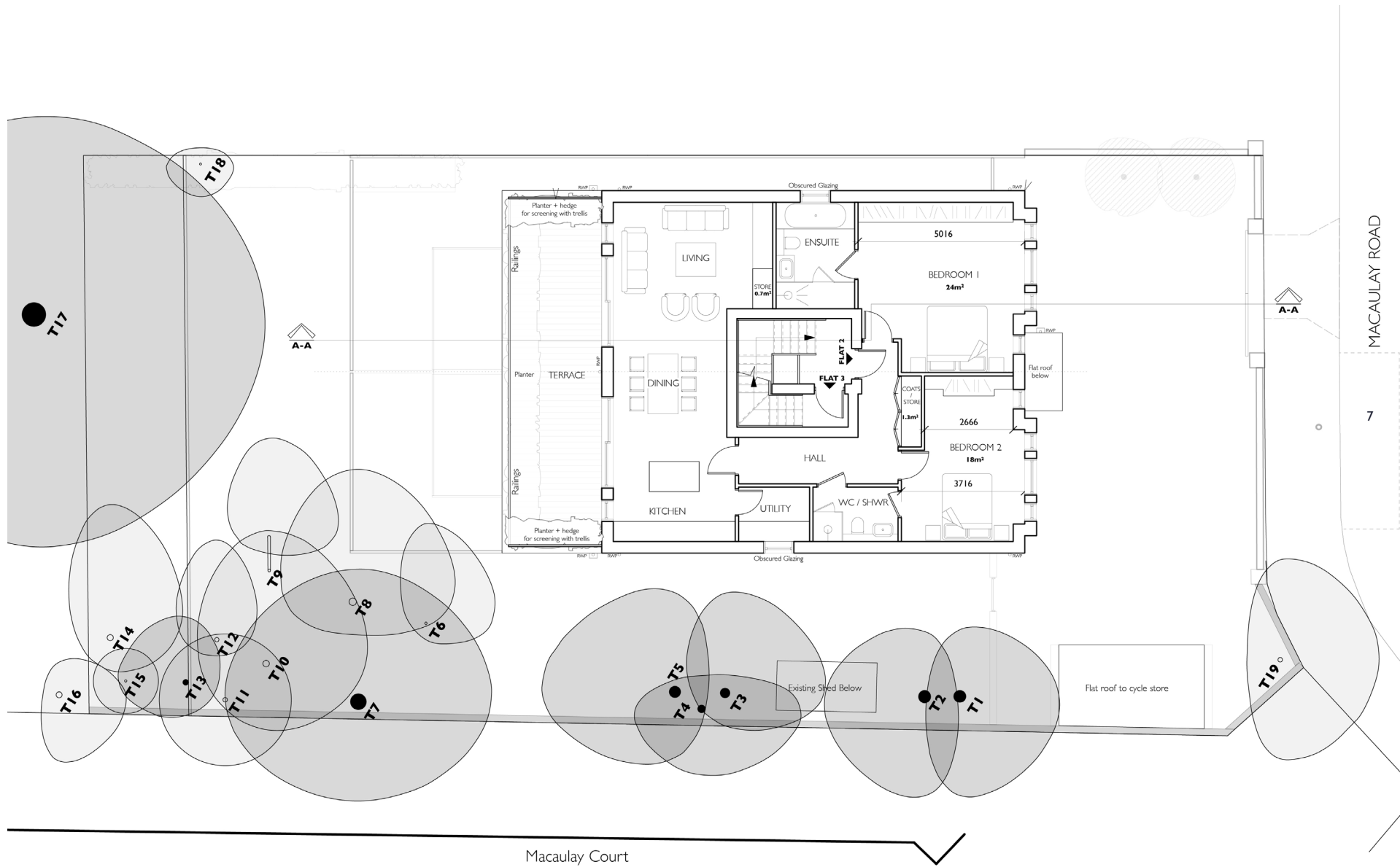
PROPOSED
GROUND
FLOOR



* Not to scale * For illustration purposes only

FLOORPLANS

PROPOSED
FIRST
FLOOR



* Not to scale * For illustration purposes only

FLOORPLANS

PROPOSED
SECOND
FLOOR



* Not to scale * For illustration purposes only



CGI of Proposed development

TENURE

The opportunity is being sold Freehold.

METHOD OF SALE

This property will be sold by way of informal tender (unless sold prior).

VIEWINGS

Viewings are strictly by appointment only, please contact the sole selling agents to arrange an inspection if required.

CIL

Total CIL Liabilites: £180,000

GUIDE PRICE

Offers in the region of £2,000,000, subject to contract only.

FURTHER INFORMATION

Further plans and information are available by [clicking here](#).

CONTACT

For further information please contact the sole selling agents:

VANDERMOLEN RE

Zach Harris

zh@vandermolenre.co.uk
0754 061 2327

Jamie Weiner

jw@vandermolenre.co.uk
07500 530 298

The Misrepresentation Act 1967.

Vandermolen RE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. April 2023