

Hamptons

INTERNATIONAL



Clapham Manor Street, London, SW4

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GUIDE PRICE

£1,000,000
(£1,000,000)

Property details



Key features

- Freehold Town House
- Adjoining Freehold Development Pl
- Full Planning & Listed Building Con
- Private Garden
- Garage & Outbuildings
- Double glazing approved
- Clapham Old Town Location
- Significant Potential Upside

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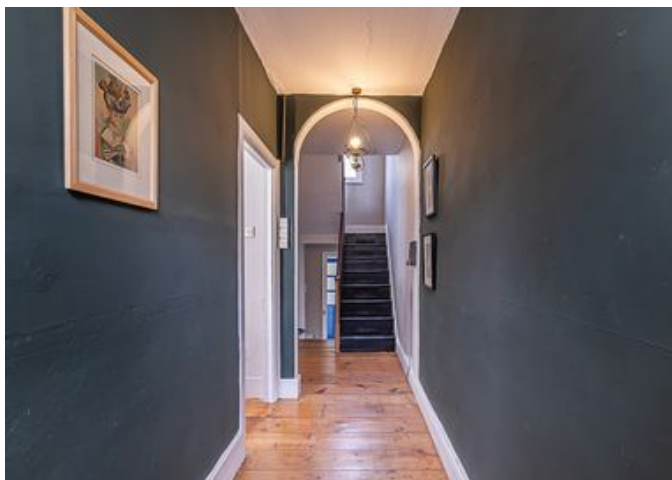
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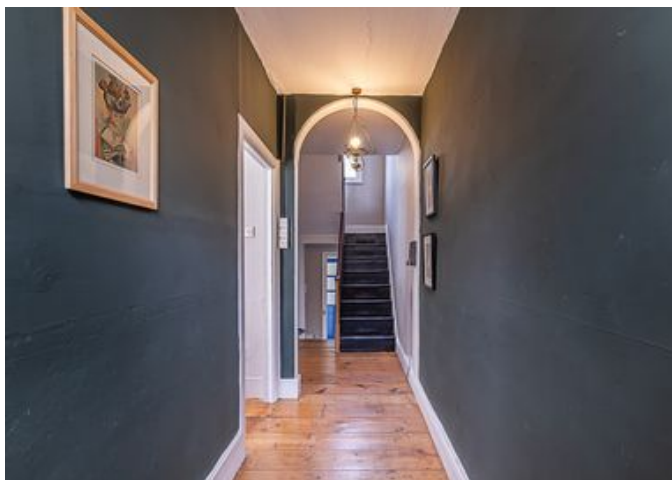
Description

Offering a rare opportunity to acquire a freehold house together with an adjoining freehold development plot benefiting from planning permission for a distinctive architect-designed dwelling. A rare opportunity to acquire a Grade II listed Georgian house with adjoining freehold plot, with planning and listed building consent already secured for a separate architect-designed dwelling and full renovation of the main house (Lambeth refs: 24/01377/FUL and 24/01378/LB). The existing house extends to over 140 sq m over three levels and is already a charming home with three bedrooms and a private garden. The approved renovations include reconfiguring the ground floor into an open-plan kitchen and living space, lowering and remodelling the lower ground floor to create a new bedroom with WC and a cinema room or snug, reinstating Georgian fireplaces, and introducing heritage double glazing throughout. Once complete, the house would be an exceptional place to entertain both indoors and out, combining Georgian character with generous flowing spaces and a layout well suited to modern London life. The adjoining plot, held on its own freehold title, currently comprises a garage and outbuildings providing storage and workshop space. Consent has been granted for these to be replaced with a striking separate one-bedroom dwelling of approximately 60 sq m, designed by Studio Werc and arranged over two levels around a dramatic double-height space with flexible open-plan living accommodation and a private garden. A future owner may wish to retain the garage and outbuildings as they stand, build out the consented scheme, or sell the plot on separately at a later date.

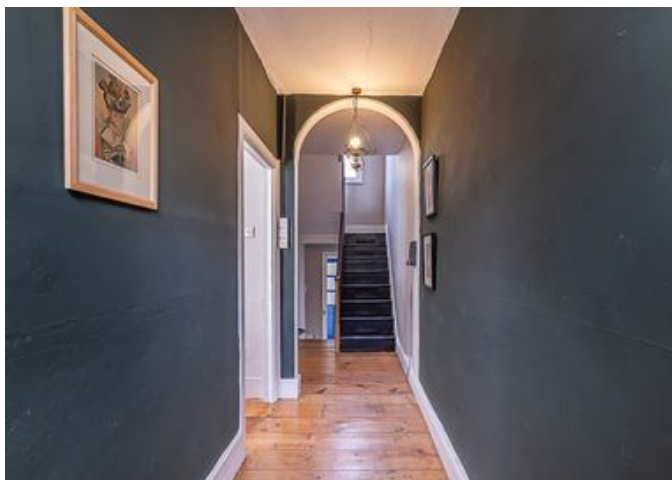
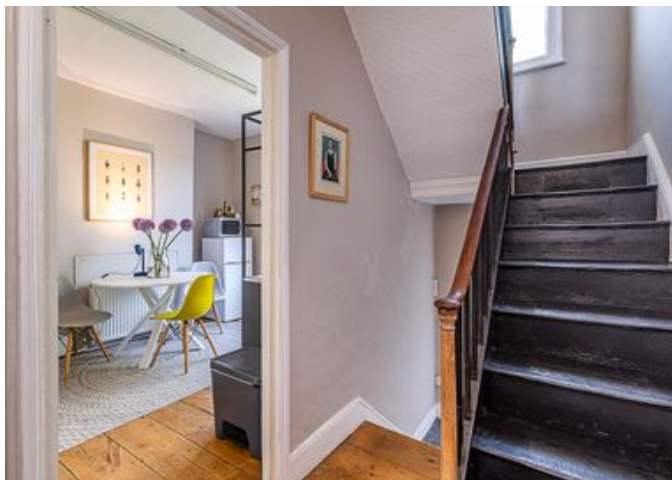
Situation Clapham Manor Street is an attractive tree-lined residential street within the Rectory Grove Conservation Area, characterised by handsome Georgian and early Victorian houses and a strong village atmosphere centred around nearby Clapham Old Town. The property is particularly well located, approximately five minutes' walk from Clapham Common Underground Station (Northern Line) and the open green spaces of Clapham Common itself. The cafés, restaurants, boutiques and yoga studios of Clapham Old Town are also close by. Clapham North Underground Station and Clapham High Street Overground Station, providing connections to Clapham Junction, Shoreditch and beyond, are also within easy walking distance. Local amenities are excellent, including a swimming pool and several gyms, as well as restaurants and two popular pubs on Clapham Manor Street itself. Property Ref Number: HAM-65033



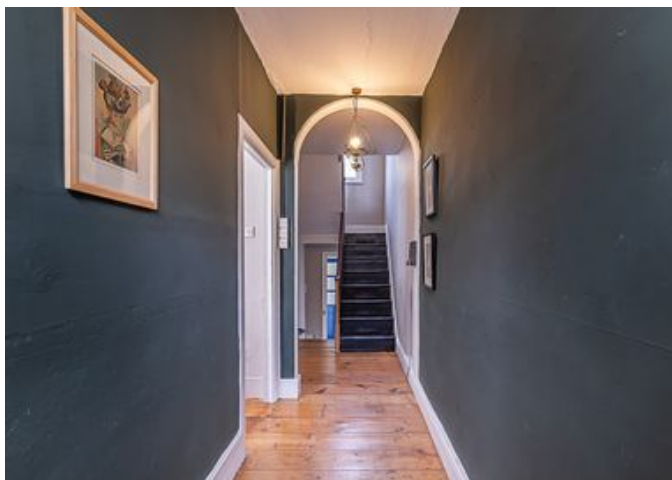




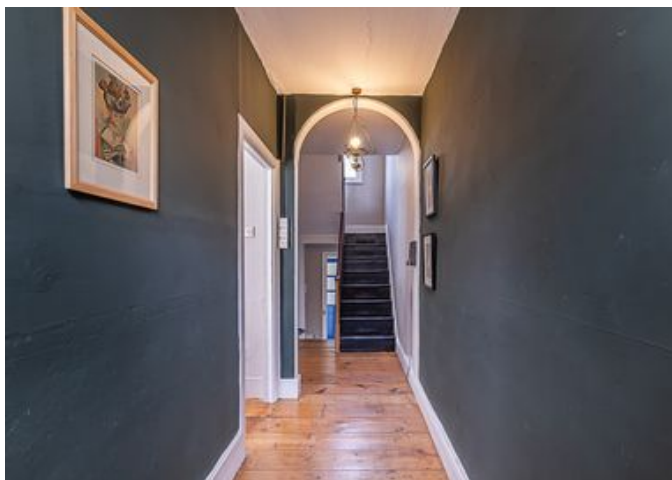




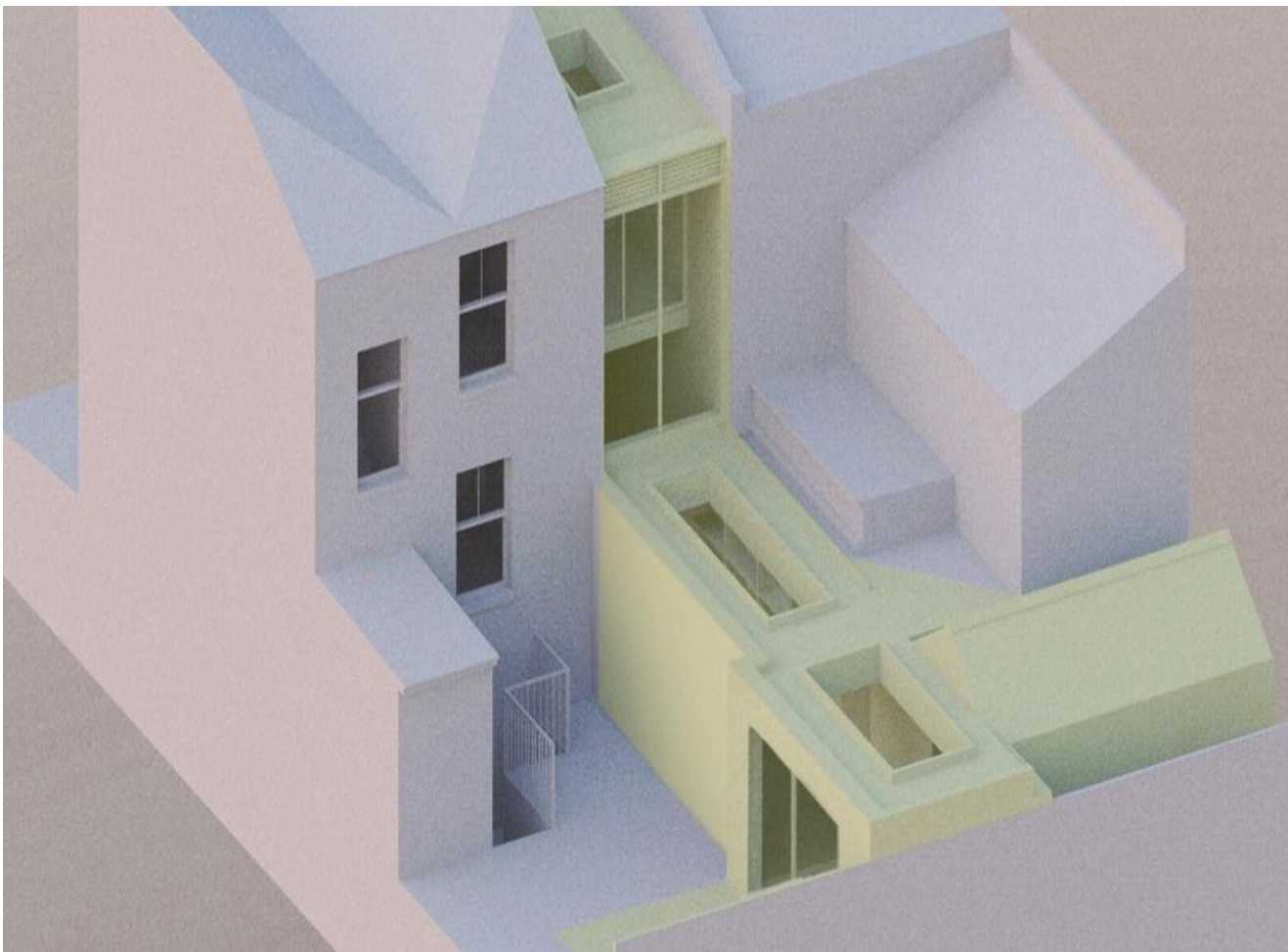
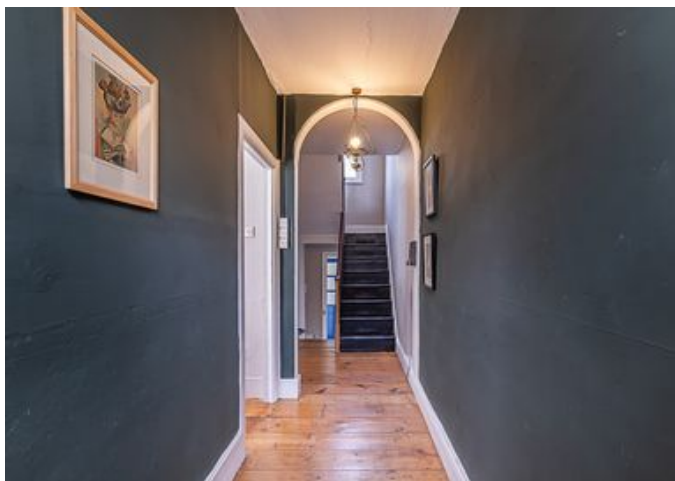












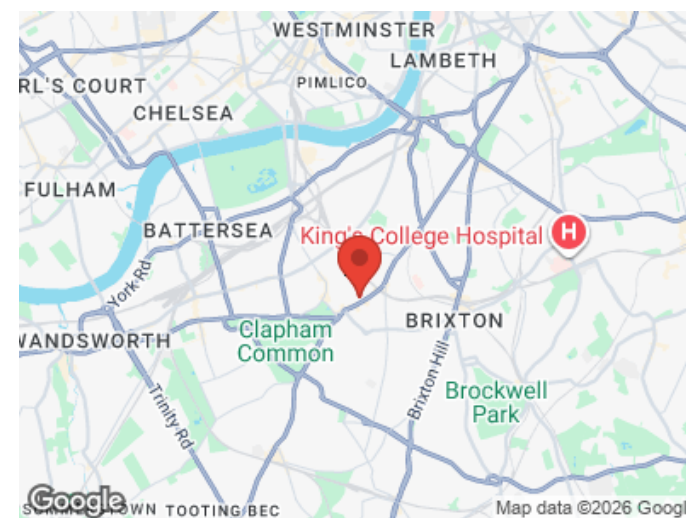
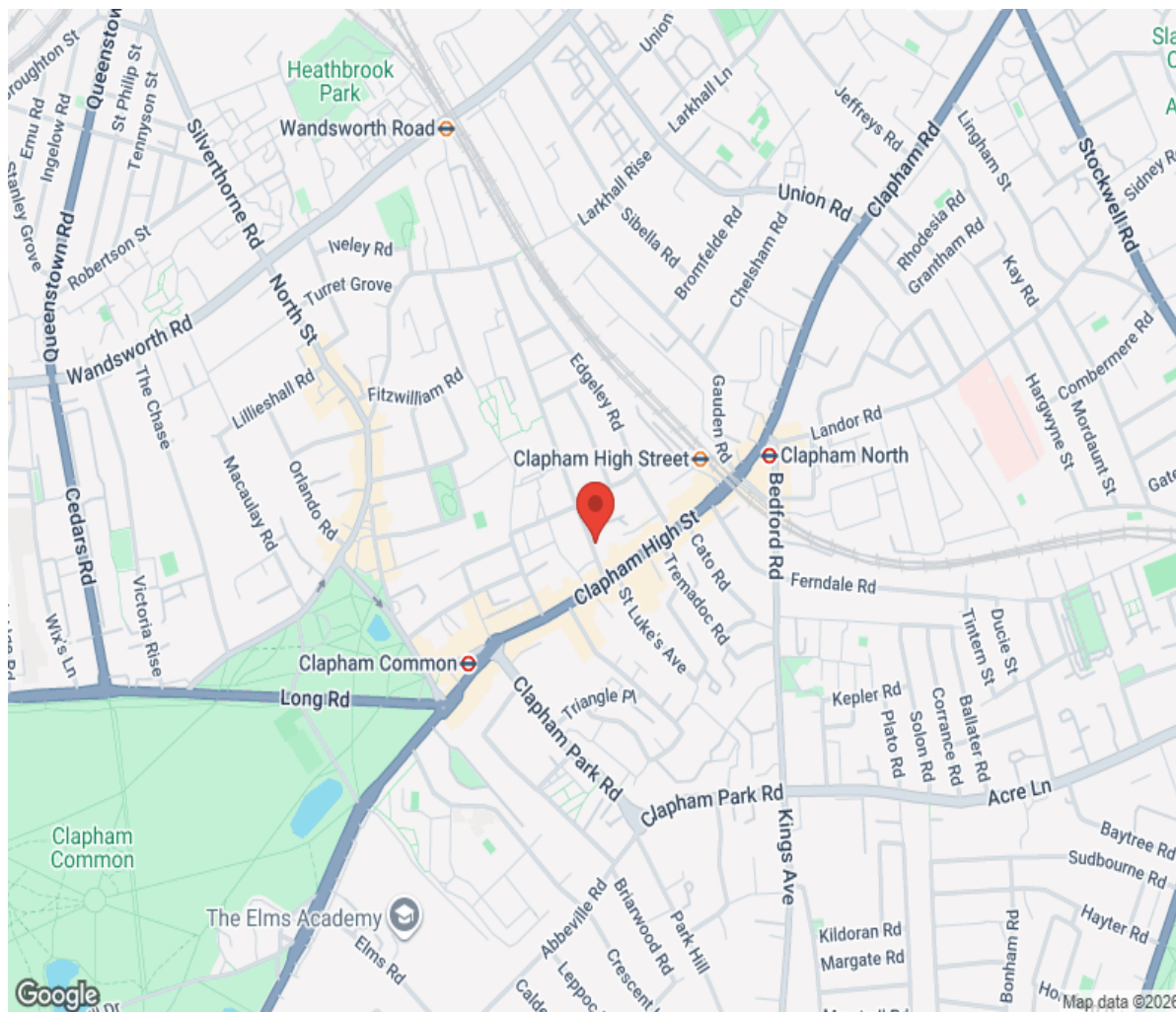


Floor plan

Approximate Gross Internal Area (excluding external cupboard)
Lower Ground floor = 365 sq. ft. (33.9 sq. m.)
Ground floor = 815 sq. ft. (75.8 sq. m.)
First floor = 365 sq. ft. (33.9 sq. m.)
Total = 1545 sq. ft. (143.5 sq. m.)



Location



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