

39A LOUGHBOROUGH ROAD

LONDON, SW9 7TB

FOREST

REAL ESTATE

FOR SALE

3,529 SQ FT

Self-contained character studio space arranged over ground/lower ground and mezzanine floors offered for sale with vacant possession.

Key Features

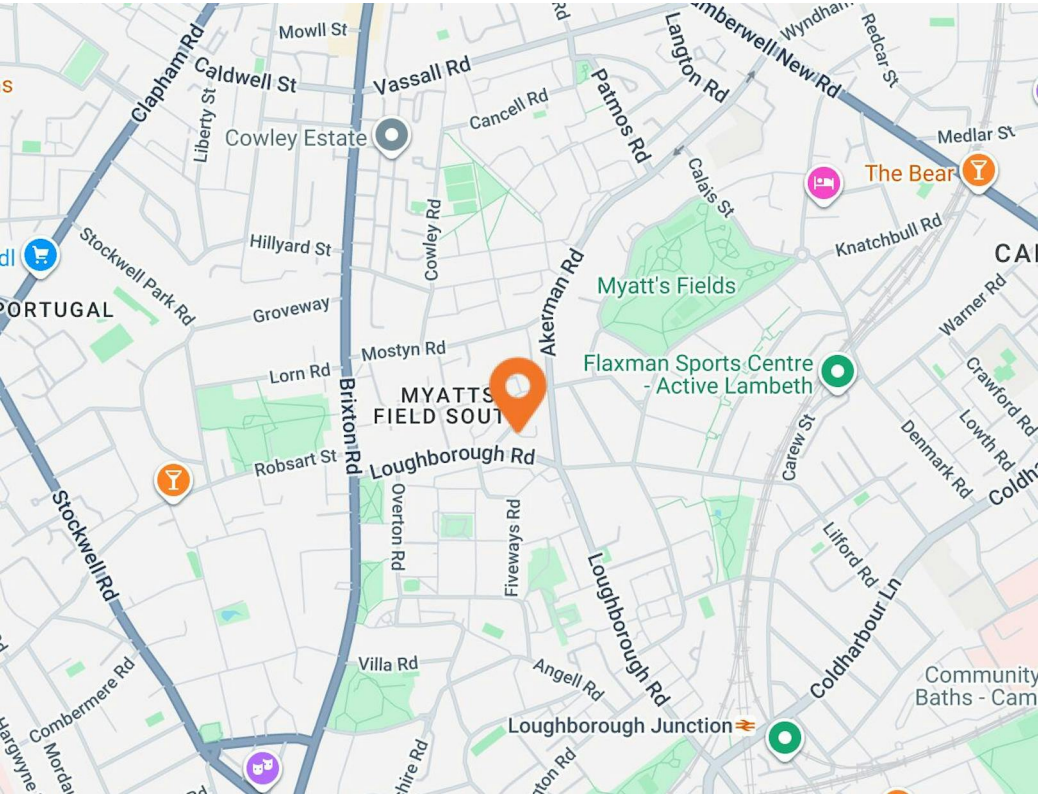
- Self-contained
- Window display
- Handsome landmark building
- Creative studio space
- Suitable for a variety of uses
- Street entrance
- Character features
- Excellent natural light
- Attractive facade

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Description

The self-contained live/work space, comprising c. 3,600 sq ft is arranged over ground and lower ground floors of this attractive Edwardian property. Offering good volume and natural light, part of the ground floor is currently given over to a cafe (serving as an income producing asset) and gallery pop up space. The building has been used for a variety of uses in the past and would appeal to a wide mix of occupiers.

Location

The property sits in a tranquil location on the SW/SE London borders. There are a number of popular restaurants, bars, cafes and shops nearby including Bottle + Rye, Courtesan, Bar Marino Finch Wine bar. Brixton Village is close by and home to an exciting mix of venues.

Stockwell Station provides access to the Victoria and Northern Line, while Loughborough Junction is within close proximity, offering Thameslink services to Elephant and Castle, Blackfriars, Farringdon and St Pancras International. Denmark Hill is also nearby, with direct trains to Victoria, Blackfriars and St Pancras International, as well as overground services towards Clapham Junction and Dalston Junction via Canada Water and the Jubilee Line.
The area is also well served by numerous bus routes.









Availability

Price	£975,000
Rates	N/A
Service Charge	£8,000 per annum
VAT	Not applicable
EPC	D

Contact

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