

FOR SALE

Freehold Building
With Development Potential (STP)
4,047 sq. ft (376 m²) plus rear yard.

20-22 Gipsy Hill, London, SE19 1NL



- Development potential – Subject to Planning
- Short walk to Gipsy Hill train station
- Secure rear yard
- Alternative use potential - Subject to Planning
- Close to local shopping
- Freehold

KEMSLEY LLP
LAND & DEVELOPMENT

www.kemsley.com

Kemsley LLP, 46 New Broad St, London, EC2M 1JH

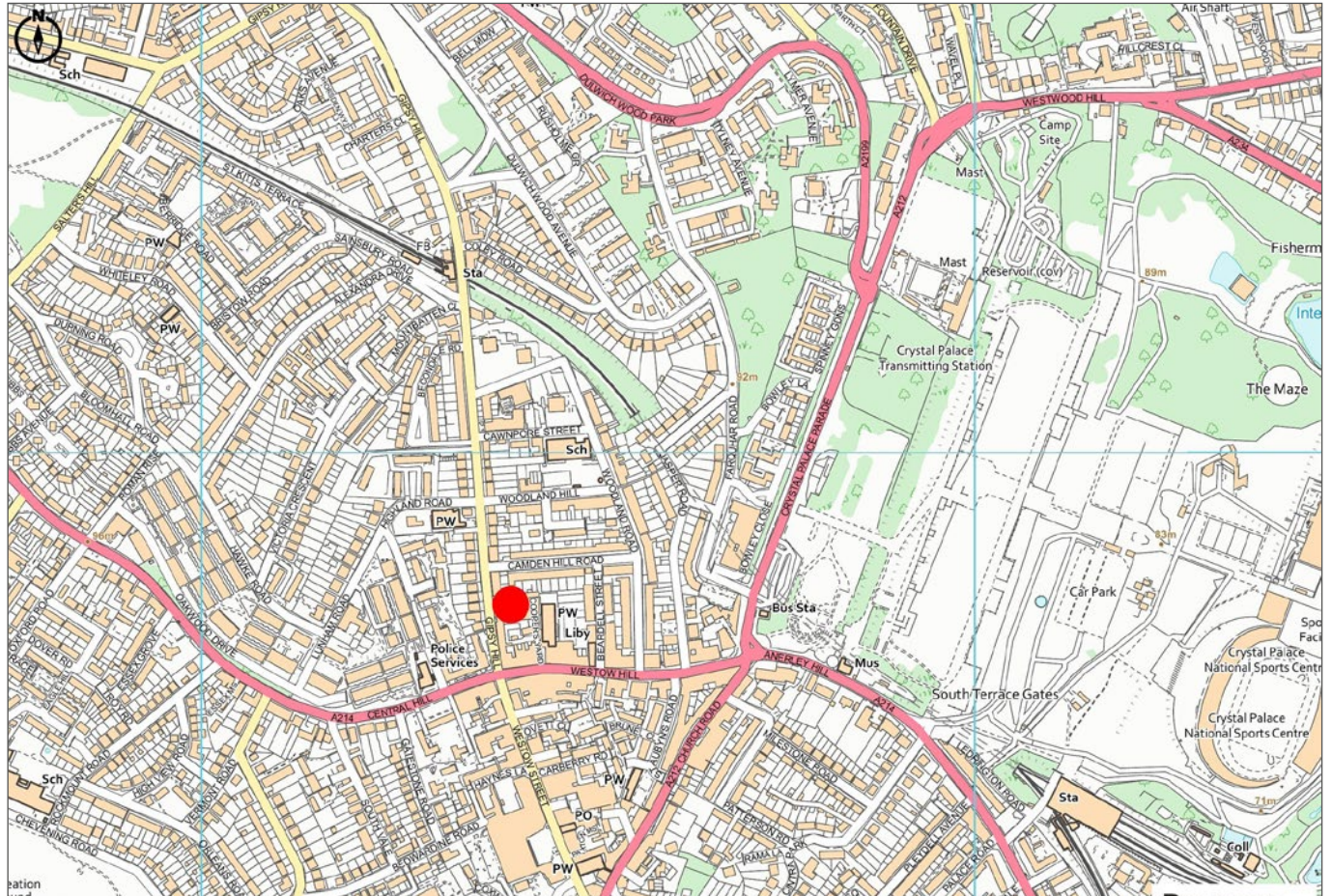
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Location

The property is located on the eastern side of Gipsy Hill close to its junction with Westow Hill and Westow Street where nationally recognised and local retailers are located. The section of Gipsy Hill in which the property is situated is characterised by period buildings, most being residential (houses and flats) in nature, but with some having commercial use. Gipsy Hill train station is a short walk to the north where regular train services run into London Bridge and beyond.

Description

The property is arranged over lower ground floor, ground floor and first floor, and is end of terrace in nature, offering vehicular access to the rear of the property via a narrow alleyway to the left flank of the building. The property is of traditional construction with brick walls (part rendered) and with full height glazing to the front elevation. The property has a flat roof and a single storey extension to the rear also under a flat roof. A metal fire escape staircase exists to the rear. Internally the property has solid flooring, with each level being largely open plan in nature. Male, female and disabled WCs are at ground floor. The rear yard has brick walls to the boundary and is gated.



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Accommodation

Floor	Gross Internal Area	Net Internal Area
First Floor	1,284 sq. ft. (119 m²)	1,215 sq. ft. (113 m²)
Ground Floor	1,184 sq. ft. (110 m²)	901 sq. ft. (84 m²)
Basement/Lower Ground	1,581 sq. ft. (147 m²)	1,281 sq. ft. (119 m²)
Total	4,047 sq. ft. (376 m²)	3,401 sq. ft. (316 m²)
Rear Yard - Approximately	2,192 sq. ft. (204 m²)	

Planning

The property is currently being used as offices at ground and first floors with ancillary storage to lower ground floor. We understand that the property was historically used for retail and also workshop premises - more details upon request.

The property may be suitable for alternative uses or for development/extension subject to obtaining the necessary planning consent.

Interested parties should consult their planning advisors or the Local Authority London Borough of Lambeth, in respect of their proposed use of the property.

Tenure

The property is available to purchase freehold with vacant possession.

The accessway to the rear of the property is included in the freehold Title being sold. We understand that adjacent properties have rights of way over the same - More details upon request.

EPC

The property has an EPC rating of D.

Business Rates

The property has a rateable value of £30,500. (1st April 2026)



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Guide Price

£1,050,000.

VAT

We understand that the property is not elected for VAT.

Viewing

Strictly by prior appointment with sole agents Kemsley LLP.

Legal Fees

Each party to bear their own costs incurred in this transaction.

Contact

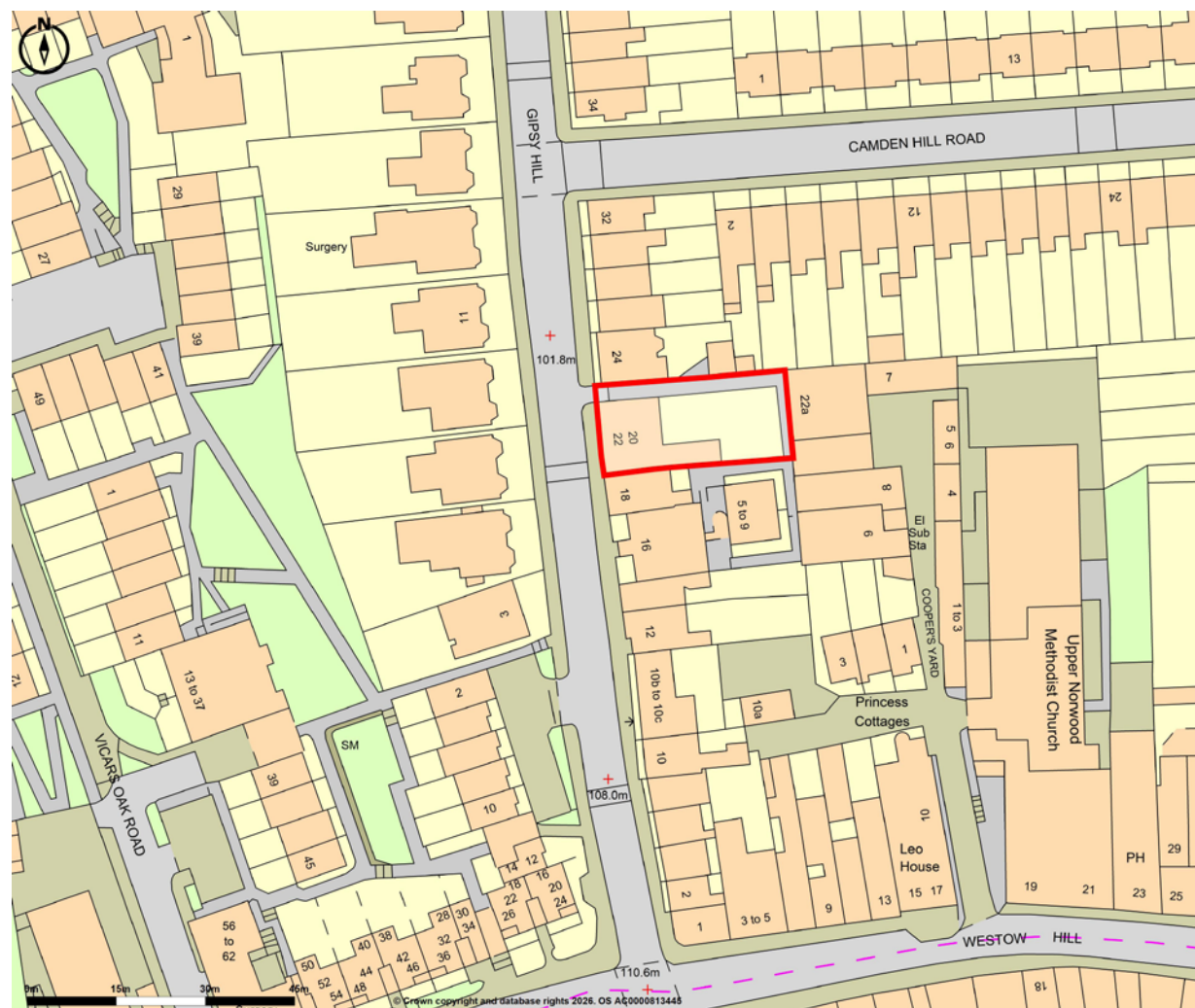
All enquiries to be directed to the sole agent:

Mike Lawrence

Tel: 0207 4226350 / 07976 562922

Email: mike.lawrence@kemsley.com

Reference: AC2989



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LLP
PROPERTY CONSULTANTS

020 7422 6350
www.kemsley.com

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