



OLIVER HOUSE

A rare collection of Freehold Victorian Mansion Properties

7-11 Nightingale Lane, Clapham, London SW4 9AH



Executive Summary

- The site comprises an educational premise totalling 1,851 Sq m / 19,929 Sq ft. GIA with the wider site totalling 0.57 acres / 0.23 hectares.
- Two Grade II listed Victorian properties with mews buildings fronting onto private driveway and covered play space.
- Lawful use as a school under Use Class F.1 of the new Use Class Order 2020
- Situated in the London Borough of Wandsworth. The property overlooks Clapham Common and is a two minute walk from Clapham South Underground Station.
- Potential for conversion of properties to alternative uses subject to obtaining necessary planning consent.
- Freehold with vacant possession
- Unconditional offers are invited in excess of **£9,300,000** (Nine Million, Three Hundred Thousand Pounds) for the freehold interest, reflecting a capital value of £466.00 per sq. ft

Local Area

Clapham Common is arguably the most famous south west London park. It provides 220 acres of open green space and connects four well known village hubs: Clapham Old Town, Clapham High Street, Clapham South and Clapham Junction. The immediate area around Nightingale Lane and Clapham South benefits from a wealth of amenity and any occupier would be well served.

The perimeter streets of Clapham Common have always been affluent areas and Nightingale Lane is no exception. The surrounding streets are mostly residential and provide a mixture of Georgian and Victorian Mansion Blocks and individual houses. The adjoining buildings include SFX School to the rear, private residential mansion blocks to the west and a new build luxury retirement village Nightingale Place to the East.



Connectivity

The Property is situated two minutes walk from Clapham South Underground Station (Northern Line). Balham Underground and Overground Stations (Northern Line & Southern Services) and Clapham Common Station (Northern Line) are both a c. 17 minute walk to the South and North respectively.



Description

Oliver House School is formed of two Grade II listed Victorian mansion buildings, No.7 (Hollywood) and No.11 (Broadoak) with smaller ancillary mews buildings connected to the principle properties.

The two main buildings were purpose built as residential townhouses but were converted to a number of alternative uses, most recently as an educational premises.

The buildings comprise a total of 1,851 sq m / 19,929 Sq. Ft. GIA over lower ground, ground, first and second floors with two-storey side wings and part one, part two-storey side and rear extensions. The buildings are fronted by a courtyard and set back some 25 metres from Nightingale Lane.

The group of buildings is located on the southern side of Nightingale Lane on the southern boundary of Clapham Common. There are two large external areas, fronting the buildings, a covered play pitch and a double gated driveway for car parking and school bus drop off.

The mews property is currently configured to offer self-contained learning to early years with a dedicated covered outside space.



Accommodation

No. 7 (Hollywood)			No. 11 (Broadoak)		
Floor	Area Sq m	Area Sq ft	Floor	Area Sq m	Area Sq. ft.
Lower Ground	426.9	4,596	Lower Ground	220.4	2,373
Ground	350.89	3,777	Ground	223.2	2,403
First	167.7	1,805	First	191	2,056
Second	168.2	1,811	Second	103	1,109
Sub Total GIA	1,113.8	11,989	Sub Total GIA	737.7	7,941
Combined GIA			1,851 Sq m / 19,929 Sq ft		
Playground / outdoor	771	8,299	Playground / outdoor	470	5,059



Refurbishment / Reconfiguration Potential

Both properties have fantastic floor to ceiling heights with open configurations across lower ground, ground and first floors. There is substantial opportunity for reconfiguration of the existing to provide for alternative uses within Class F.1 and/or conversion to alternative uses including residential.

The Grade II listed buildings would require Listed Building Consent from the council prior to making any alterations to the internal and external parts of the buildings. All the front rooms have impressive views over Clapham Common.

Planning

The two mansion buildings are Grade II listed and are located within the Clapham Common Conservation Area.

The properties currently have an educational use and have been occupied by Oliver House School since 2003. Historically the mansion buildings were used as residential dwellings before conversions to alternative use classes.

On the basis of the architectural and historic interest associated with these buildings and their original use as residential, a change to the properties will suit a variety of alternative uses subject to obtaining necessary planning consents. Interested parties should rely on their own enquires in this respect.

A planning appraisal is available upon request.

Alternative Uses

Clapham is one of London's leading residential suburbs and has become a hot spot for young professionals and families. Local amenities, excellent connectivity and a number of good local schools have been the drivers of the areas growth with a premium for those properties fronting onto the green.

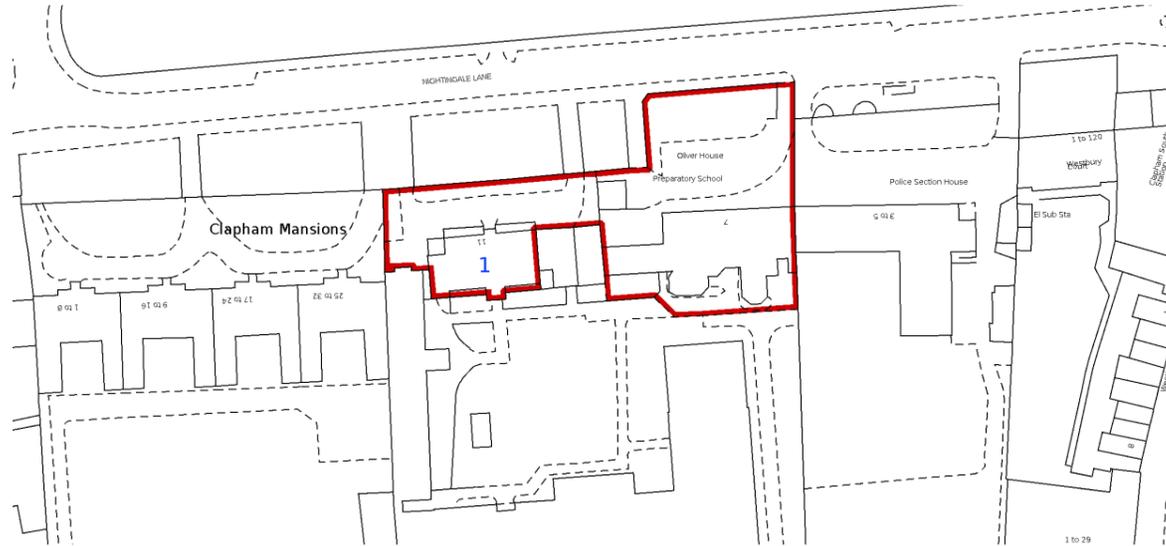
In 2020 sold prices in Clapham were 13% up on 2019 and 10% up on the 2018 peak of c. £820,000 (Rightmove). Adjacent to the site is Audley's Nightingale Place care scheme. The Former Police Office gained planning consent for 94 apartments in September 2017 and completed in Spring 2020 offering luxury retirement living with apartments being offered for well in excess of £1,000,000.



Further Information

Freehold Title

The property is held under freehold title TGL357071



VAT

The property is not elected for VAT

Tenancy

The property will be sold with full vacant possession.

Proposal

For sale via informal tender

Unconditional offers are invited for the benefit of the freehold interest with vacant possession.

Viewing

Strictly by sole selling agents Levy Real Estate

To view a video of the property, [click here](#).

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