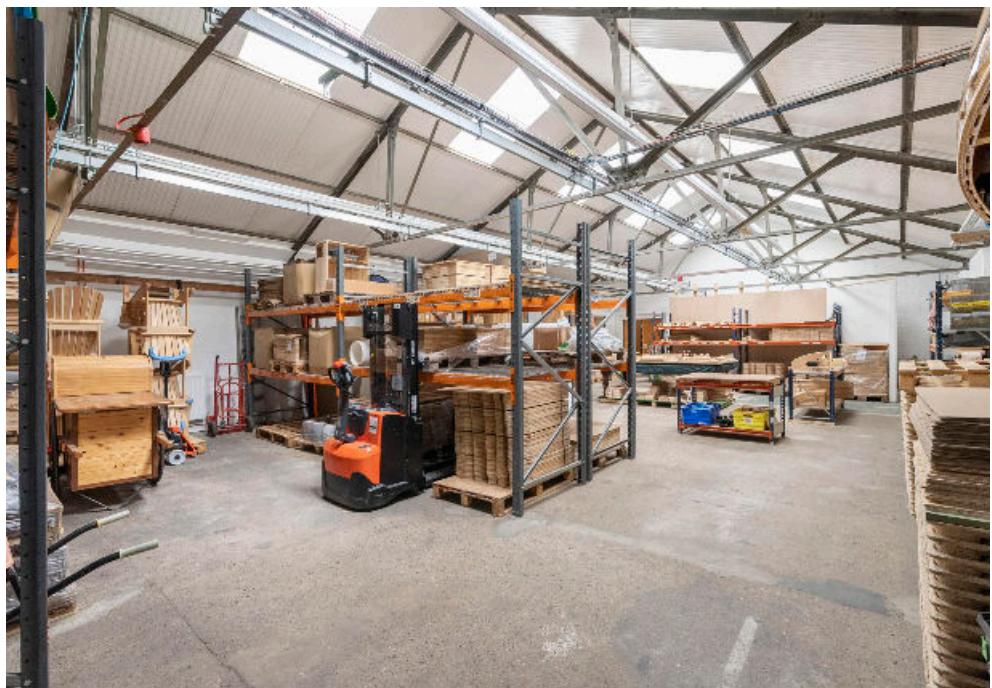
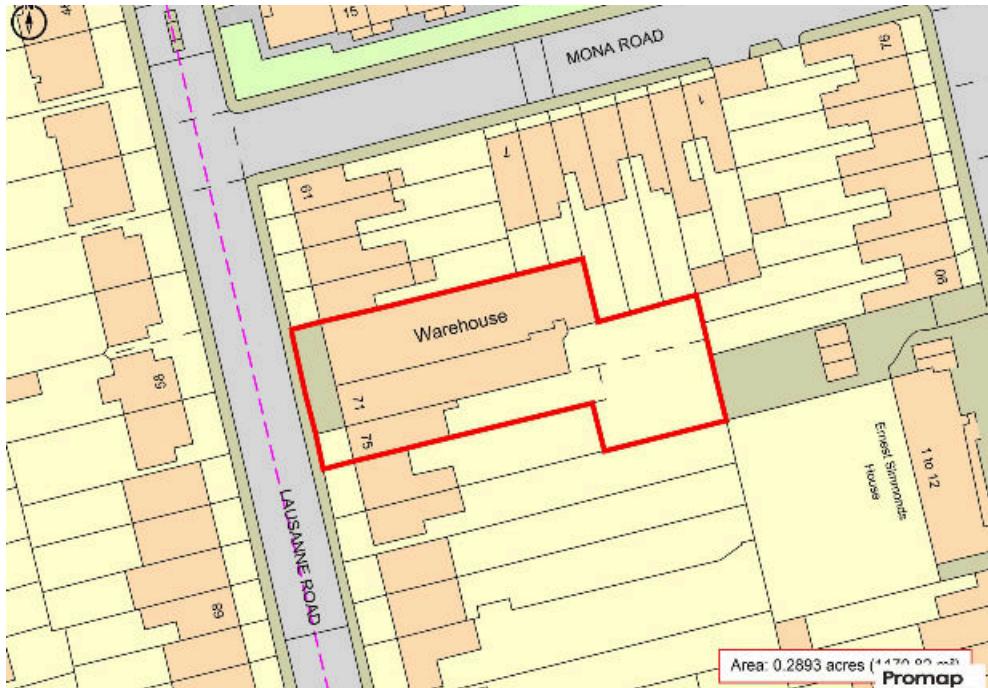




Lausanne Road, Peckham **SE15**





# Freehold Opportunity for conversion/development

Subject to the necessary planning consents.

## Summary of accommodation

- Terrace of three houses with warehouse/ industrial unit at the rear
- Buildings in all: Approximately 8,923 sq ft GIA
- Site extends to 0.2893 acres
- Freehold with Vacant Possession
- Potential for re-development, subject to the necessary consents

## Planning

The current use class is Sui Generis as the property does not have one fixed role and is used in B2 with ancillary C3. We have commissioned a planning appraisal which explores the development potential of the property and alternative use options. This is available upon request.

Tenure Freehold Council Tax B, A & D

Local Authority Lewisham Council

## Description

69-75 Lausanne Road is a terrace of three houses with an archway in the middle which provides access to a warehouse and garden at the rear. The buildings are all currently linked internally and lived in by the Bruderhof Community. The current use is Sui Generis but was originally C3. 69 Lausanne Road would have originally been built as a two bedroom house with reception room and kitchen on the ground floor. 71 Lausanne Road currently comprises a garage door on the ground floor which provides access to the warehouse and gardens at the rear. The first floor of 71 is arranged as a sitting room which connects 69 to 73 with a bedroom at the rear. 73 Lausanne Road would have originally been built as a 5 bedroom house but is currently used to provide access to 75 and has an office and bedroom on the first floor with a self-contained one bedroom flat on the second floor. 75 Lausanne Road is the most recent addition to the property. It comprises a three bedroom house with a large reception/dining room on the ground floor. Number 75 is the only 'house' to currently have direct access to the rear garden.

Guide Price: £3,000,000



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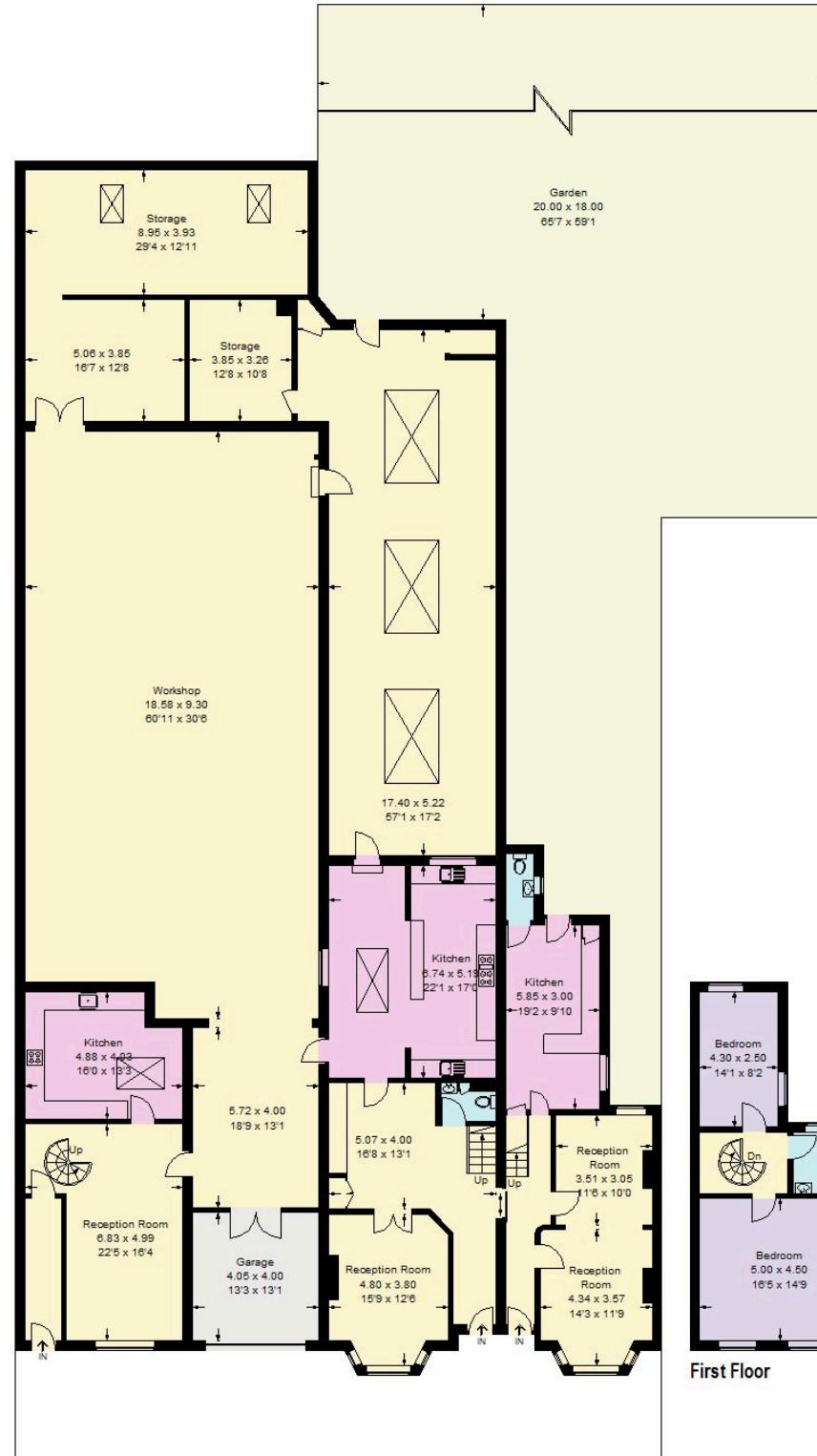


## Location

A wealth of restaurants, cafes, independent boutiques and galleries are on your doorstep in Bellenden Road, Peckham Rye and nearby East Dulwich and Dulwich Village.

The house is incredibly well connected by local transport links and is only 0.4 miles from Queen's Road Peckham Station (overground services to London Bridge and part of the London Overground Network - see below) and 1.2 miles to Peckham Rye Station with overground services to London Victoria and London Bridge and Thameslink services to London St. Pancras International and London Blackfriars. Queens Road and Peckham Rye station also offer Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction. Local schools are excellent with The St Thomas the Apostle College on the doorstep as well as John Donne Primary School, Edmund Waller Primary School, St Mary Magdalene Church of England Primary School, Hollydale Primary School and Harris Academy Peckham.





Approximate Gross Internal Area  
 Ground Floor = 563.6 sq m / 6067 sq ft  
 First Floor = 205.4 sq m / 2210 sq ft  
 Second Floor = 43.5 sq m / 468 sq ft  
 Garage = 16.5 sq m / 178 sq ft  
 Total = 829.0 sq m / 8923 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

