

FOR SALE
RESIDENTIAL WITH
DEVELOPMENT
POTENTIAL



43a/43b Hackford Road, London SW9 ORE

Price £1,500,000



Property Type

RESIDENTIAL



Size

1,830 FT²



Tenure

FREEHOLD



Borough

LAMBETH



Planning Granted

NO



Existing Use

C3 DWELLING

Tenanted



NO

Local Train Stations



Oval Station (0.4 miles)
Stockwell Station (0.4 miles)
Nine Elms Station (0.6 miles)

Local Amenities



Oval Tube (0.5 miles)
Stockwell Tube (0.6 miles)
Kennington Park (0.8 miles)

VAT Applicable



NO

Rateable Value

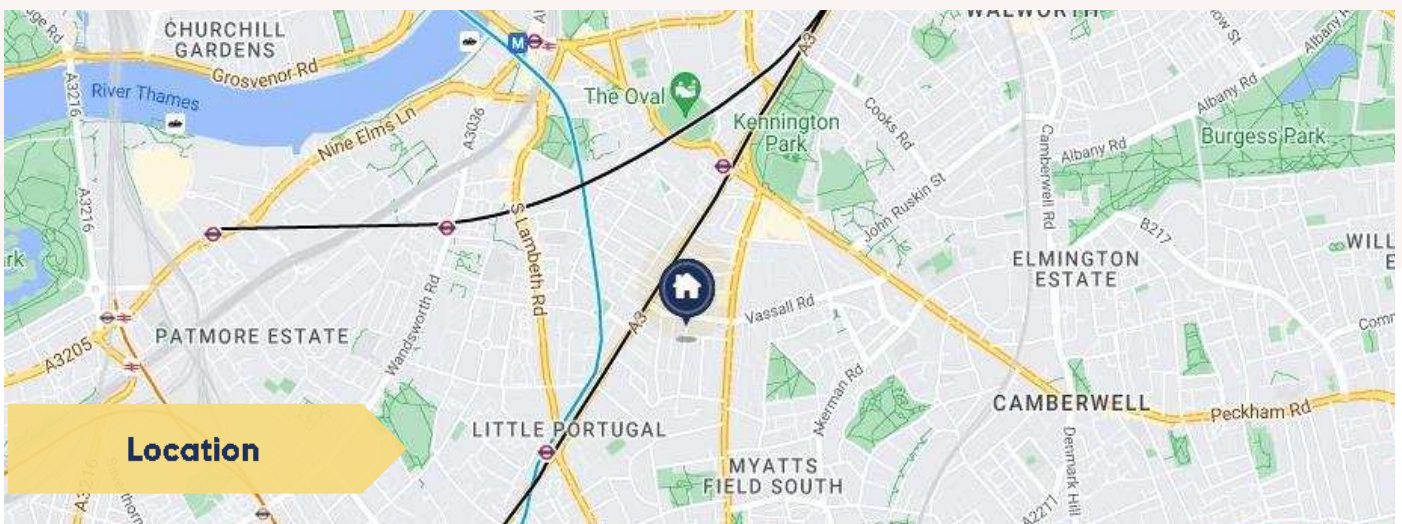


N/A

EPC



D-E



Additional Information

End of Terrace residential refurbishment opportunity located in a popular location within easy walking distance of Oval (Northern Line) and Stockwell (Victoria & Northern Line) Tube stations.

Hackford Road is conveniently located off Clapham Road (A3), midway between Stockwell and Oval underground stations (10 min walk). The area is vibrant, with a variety of bars, cafés, restaurants, independent shops, and supermarkets. Transport links include frequent buses (every 5 mins) on Clapham Road heading north to the City and south to Clapham High Street and open spaces, such as Kennington Park within easy walking distance.

The NIA of the current buildings is c,1830 sqft and is currently configured as two self-contained maisonettes.

The ground floor consists of two double bedrooms to the front and a kitchen/diner area and bathroom to the rear. Access to the ground floor is found at the side of the property and a well-sized paved garden area at the rear.

The ground floor also benefits from a timber framed rear extension (c290sqft) built circa 40 years ago.

Flat B, accessed at the front on Hackford road, is spread across the first and second floors. The site can be flexibly configured with up to 4 bedrooms, a kitchen-diner, 2 study rooms and a further bedroom / reception; 2 bathrooms and two WCs.

There is further opportunity to extend to the side and rear of the site subject to the necessary consents - but is versatile as an opportunity to redevelop into 3 apartments or to be fully reinstated to a single-family residency.

The property had previously been let under separate ASTs providing an annual income of £61,920 per annum.

The property provides an excellent opportunity to restore to a single family home or divided further into 3 flats subject to the necessary consent from the Local Authority.

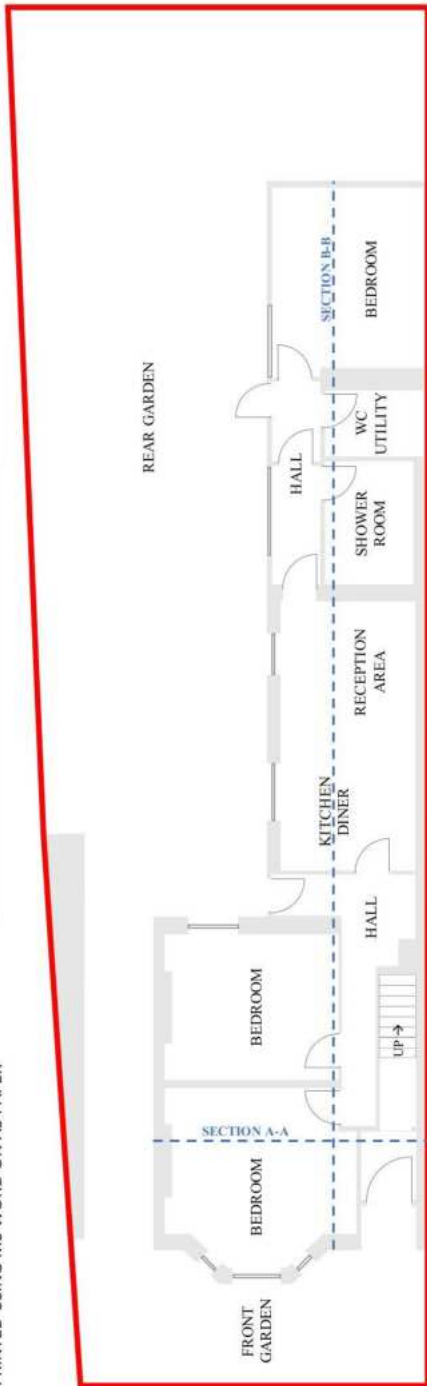
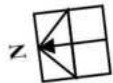
ADDITIONAL PHOTOGRAPHY



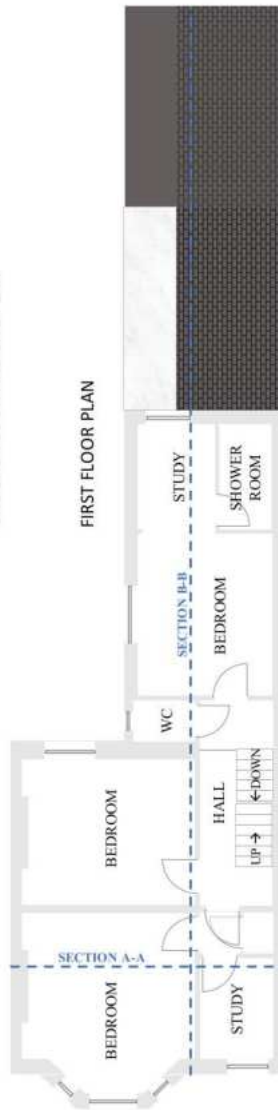
whozoo.
Commercial Property, Expertly Done

FLOORPLANS

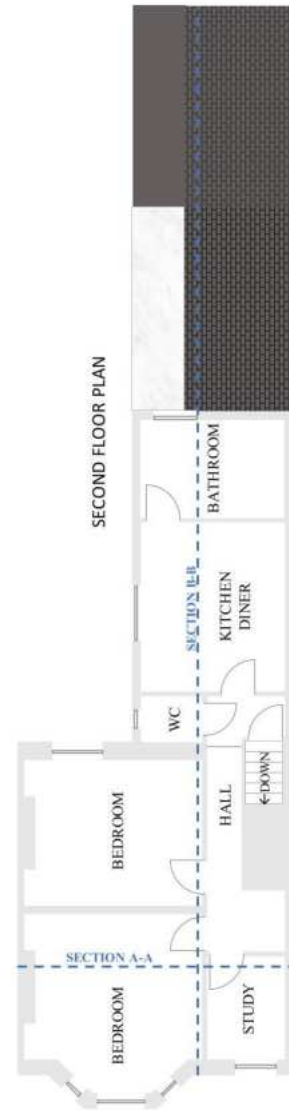
43RHO 101 – EXISTING FLOOR PLANS
 43 HACKFORD ROAD, OVAL, LONDON SW9 0RE
 SCALE 1 : 100 IF PRINTED USING MS WORD ON A3 PAPER



GROUND FLOOR AND SITE PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Energy performance certificate (EPC)

43a, Hackford Road LONDON SW9 0RE	Energy rating D	Valid until: 28 March 2026
		Certificate number: 8706-9544-2329-0997-4763

Property type	Ground-floor flat
Total floor area	84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Energy performance certificate (EPC)

43b Hackford Road LONDON SW9 0RE	Energy rating E	Valid until: 11 November 2028
		Certificate number: 9064-2819-7590-9208-1795

Property type	Top-floor flat
Total floor area	113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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Energy rating and score

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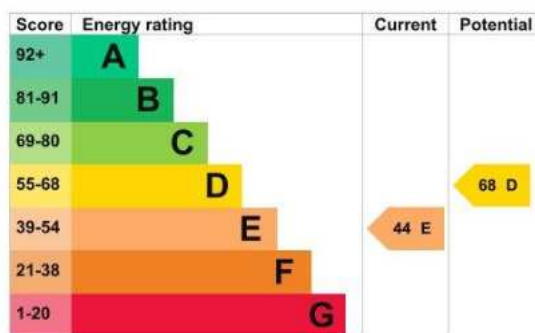
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