



 Houston  
Lawrence

  
ROBERT IRVING BURNS

OPPORTUNITY FOR BOTH OWNER-OCCUPIERS AND INVESTORS

# 13 Abbeville Mews

88 CLAPHAM PARK ROAD • SW4 7BX

Self-contained 4,987 sq.ft.  
commercial building for sale.



Located just off Clapham Park Road, in the vibrant residential and commercial heart of Clapham, South West London.

# Part of a secure, well-maintained gated development



Self-contained commercial property within a secure, gated courtyard development.

4,987 sq. ft.

Arranged over ground, first and second floors.

Flexible space suitable for a variety of business uses.

5 dedicated car parking spaces.

Long leasehold – suitable for both owner-occupiers and investors.



# 13 Abbeville Mews

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**Tenure:** Long leasehold.

**Price:** Upon application.

**VAT:** The property is not elected for VAT.

**Service charge:** £17,450 per year.

**Business rates:** TBC.



The property is well connected, with Clapham Common Underground Station (Northern Line) just a few minutes' walk away, providing direct access to Central London and the City. Clapham High Street Overground Station is also nearby, offering further connectivity.

**For further information, please contact:**

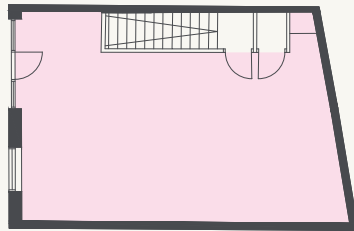
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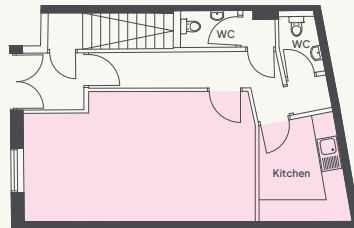
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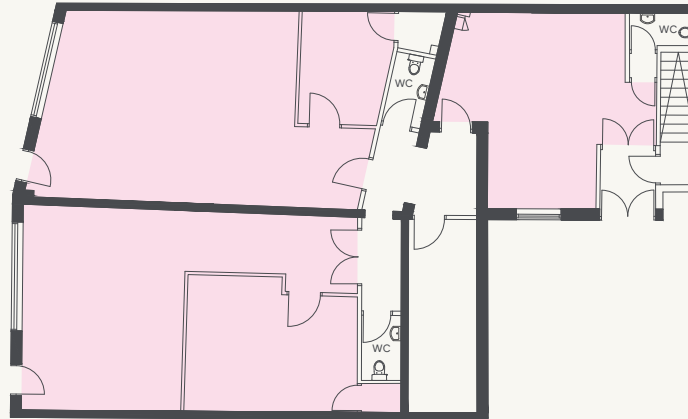
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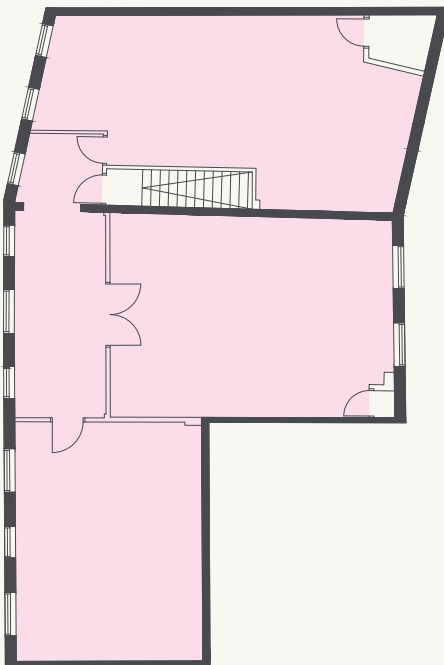
First Level Floor Plan



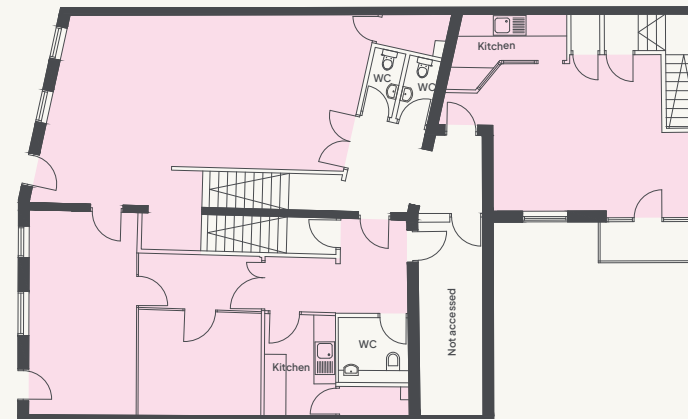
Ground Level Floor Plan



Ground Level Floor Plan



Second Level Floor Plan



First Level Floor Plan

Premises	Area(sq.ft.)	Area(sq.m.)
Ground floor	1,679	156
First floor	1,688	156.8
Second floor	1,620	150.5
Total	4,987	436.3