



V

63 WANDSWORTH HIGH STREET

LONDON, SW18 2PT

FOR SALE FREEHOLD WITH VACANT POSSESSION,
ON BEHALF OF JOINT FIXED-CHARGE RECEIVERS

Vacant, *single-storey* building
(F2 Use Class) presenting a
residential-led development
opportunity in the heart of
Wandsworth Town Centre,
with potential for a range of
alternative uses.

WANDSWORTH BRIDGE



SUMMARY

LOCATION

PLANNING

EXECUTIVE SUMMARY

- Single-storey Class F2 (local community use) building, last operated as a fitness studio. Currently vacant, with an EPC 'B' rating
- Located in the heart of Wandsworth town centre, within the Wandsworth Town Conservation Area
 - Gross Internal Area of 388 sq m (4,176 sq ft)
- Wandsworth Town Station is approximately 0.4 miles away, providing direct access to London Waterloo
 - For Sale Freehold with vacant possession



EXISTING BUILDING

LOCATION & TRANSPORT

63 Wandsworth High Street occupies a prominent position in the heart of Wandsworth town centre, and falls under the jurisdiction of the London Borough of Wandsworth. The property is very well connected in terms of public transport. Wandsworth Town Station is approximately 650 metres away (0.4 miles) and provides direct access to London Waterloo (15 minutes) via South Western Railway. Clapham Junction; one of the busiest and best-connected rail interchanges in London – is also within easy reach, around 11 minutes away by bus (or a 23-minute walk), offering direct services to London Victoria (8 minutes), and further afield to Gatwick Airport (from 24 minutes). There are also several convenient bus routes situated along/around Wandsworth High Street. (Source: Citymapper).

Wandsworth town centre is an excellent hub for shopping, dining, and everyday amenities. The Southside Shopping Centre, situated just 200 metres (0.1 miles) away, houses well-known retailers including Waitrose, Primark, and TK Maxx, and Old York Road (0.4 miles) is loved by locals for its high-quality brunch spots.

The area is also well positioned for access to green spaces including King George's Park (0.4 miles) and Wandsworth Park (0.8 miles), both of which offer riverside walks along the Thames. Wandsworth Common is also close by (1.2 miles). Education-wise, a host of well-regarded schools are in the area, including Emanuel School and Putney High School.



WANDSWORTH COMMON

PLANNING

The asset is currently a single-storey Class F2 (local community use) building, last used as a fitness studio. Internally, there is a large open-plan exercise floor and a smaller studio to the rear, a storeroom, an office, and a kitchen. A rear yard provides access onto Courthouse Way, with a walkway along the side of the building. The High Street frontage is reached via a covered accessway passing beneath 61 Wandsworth High Street as a flying freehold.

The site is located within the Wandsworth Town Conservation Area and has brick external elevations, a pitched slate roof, and double-glazed windows throughout. It extends to a GIA of 388 sqm (4,176 sq ft), holds an EPC rating of B, and is Freehold (Title Number SGL219785). The property is currently vacant.

The most recent planning application (March 2026) sought consent for the “demolition of the existing building and erection of a five-storey building to provide 9 x residential units (2 x 1-bed units, 5 x 2-bed and 2 x 3-bed) (Class C3) with balconies, and use of the lower ground floor as community use (Class F2) and upper ground floor as commercial use (Class F2)”. However, this application was subsequently refused. Notwithstanding this refusal, it is our understanding that written confirmation has been received from the Council’s Head of Development Planning that the principle of residential-led redevelopment of the site would be acceptable, subject to addressing matters of amenity, overlooking, and heritage impact raised at refusal.



CURRENT INTERIOR



For more information please contact Vandermolen Real Estate:

Zach Harris

Senior Associate

zh@vandermolenre.co.uk

+44 (0)754 0612 327

Cameron Shaw

Land & Investment

cs@vandermolenre.co.uk

+44 (0)741 2704 300

Tom Kerins

Associate Director

tk@vandermolenre.co.uk

+44 (0)782 1428 084

Capital Advisory: Indicative funding terms available –
please contact:

Adam Brews

Head of Capital Advisory

ab@vandermolenre.co.uk

+44 (0)755 5201 428

Jamie Weiner

Senior Investment Associate

jw@vandermolenre.co.uk

+44 (0)750 0530 298

[CLICK HERE FOR INDICATIVE FUNDING TERMS](#)

The Misrepresentation Act 1967.

Vandermolen RE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but area general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. September 2026.

Tenure

The site is being sold Freehold with the benefit of Vacant Possession.

Method of Sale

The site is for sale by way of informal tender on behalf of Joint-Fixed Charge Receivers with a bid date to be confirmed at a later date.

Guide Price

We are inviting offers in the region of £1,600,000 – subject to contract only.

VAT

TBC

Viewings

Strictly by appointment only. Please contact Vandermolen Real Estate to arrange an inspection.

Further information

Further plans and information are available by clicking the link below.

[CLICK HERE FOR DATAROOM ACCESS](#)