

78 Fitzalan Street
Kennington
London
SE11

Winkworth

Development & Commercial Investment

FREEHOLD MIXED-USE OPPORTUNITY



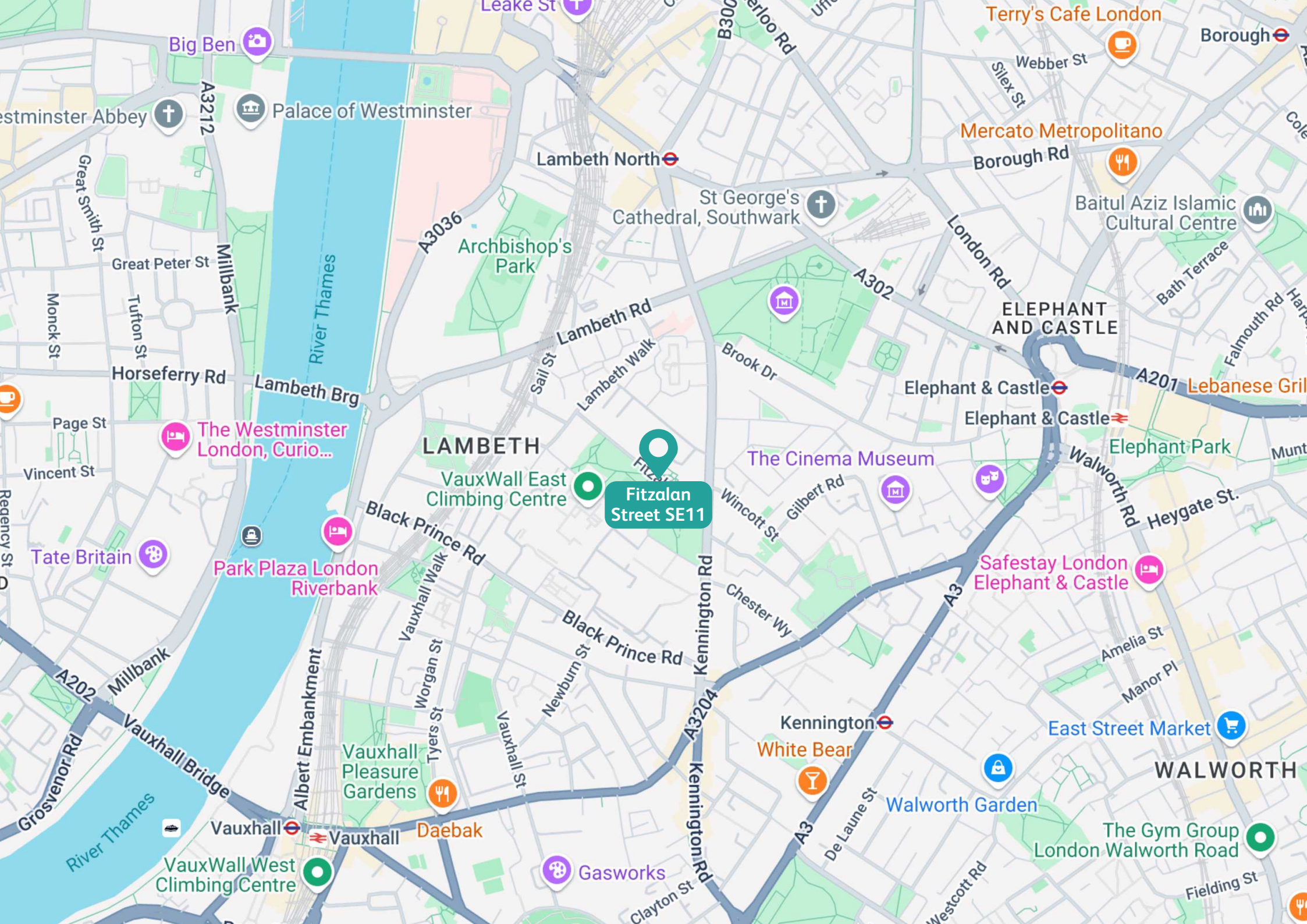
Victorian terrace with commercial or investment potential, ideal for pub operators, nurseries, or education use



Executive Summary

A characterful Victorian terrace offering scope for commercial use or investment potential from pub operators, nurseries, or the education sector. The former Royal Oak pub is a freehold building positioned in the heart of Kennington, currently serving as a local community asset.

- Attractive Freehold building with mixed-use potential
- Arranged over four floors with two separate access points
- Gross Internal Area: c. 3,000 sq ft (approx.)
- Character features including original bar, wooden floors, and generous ceiling heights
- Currently in use as community space with flexible internal layout
- Potential for reconfiguration, refurbishment, and extension (STPP)
- Located in a densely populated residential neighbourhood opposite Lambeth Walk Open Space Park and Sports Complex
- Excellent transport links: 10-minute walk to Kennington and Elephant & Castle stations

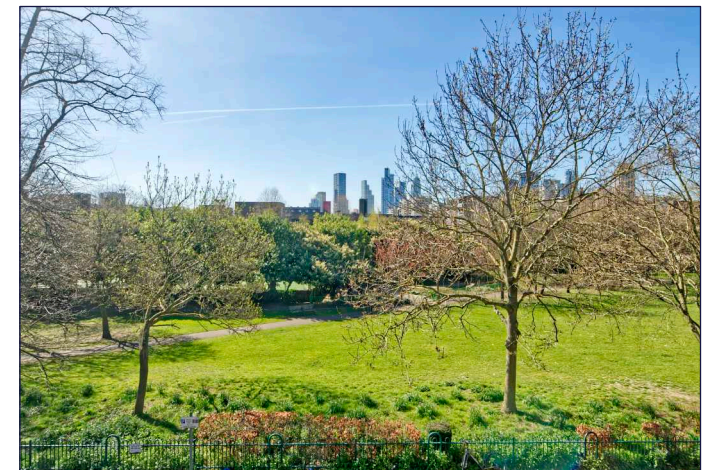
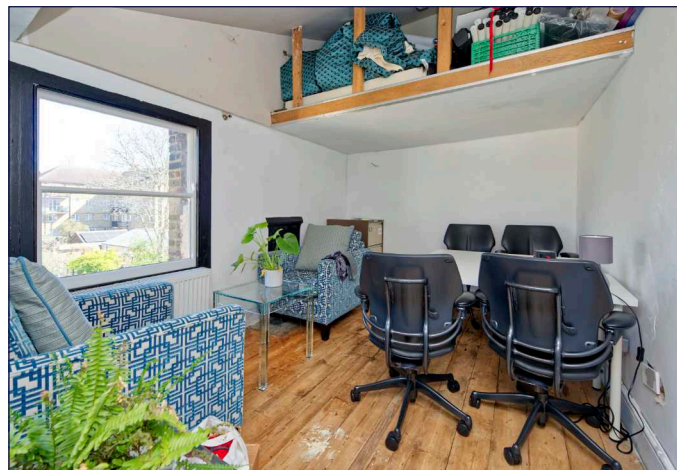
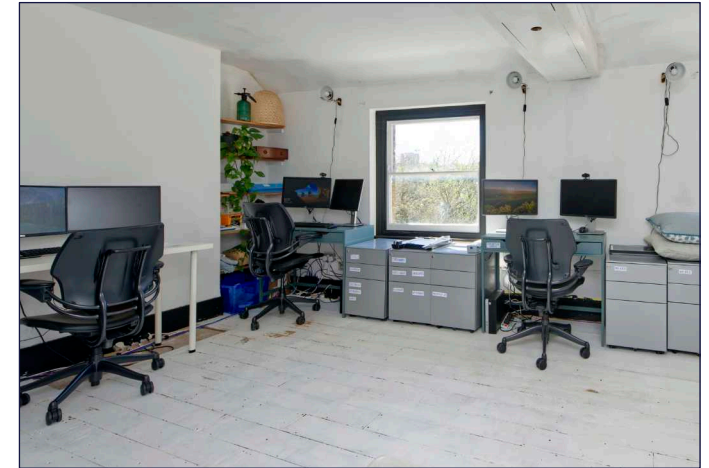
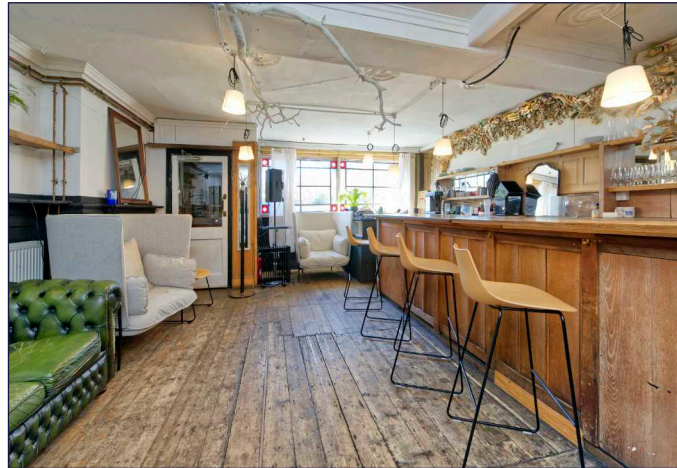


DESCRIPTION

This attractive freehold property is spread across four levels - lower ground, ground, and two upper floors - offering a versatile layout suitable for a range of commercial or mixed-use purposes. The internal configuration presents a blend of character and practicality, with generous proportions and adaptable room arrangements throughout. The building's overall footprint allows for creative use, whether by an occupier looking for multifunctional workspaces, or an investor seeking potential for redevelopment or alternative use.

The ground floor retains much of its original character from its time as a public house, featuring a traditional bar area with wooden flooring, high ceilings, and large windows that enhance the space with abundant natural light. This floor offers a welcoming and sociable environment, ideal for public-facing activities or conversion into a communal workspace or retail frontage. The charm of the original layout remains intact, making it a distinctive and memorable setting for a wide variety of potential occupiers.

Above, the upper floors are currently configured as informal office accommodation, complete with ancillary facilities including a fitted kitchen, breakout areas, and multiple washrooms. These levels are well-suited to creative businesses, small enterprises, or flexible studio use. The property also benefits from dual access points - front and rear - providing convenience for deliveries or separate entry arrangements, as well as a private rear outdoor area that offers a rare and valuable amenity in a central location. High levels of natural light on all floors further enhance the sense of space and usability throughout the building.





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LOCATION

Kennington, a vibrant district in South London, offers a unique blend of historic charm and cultural depth. At its heart lies The Oval (Kia Oval), one of England's premier cricket grounds, drawing fans for international matches and historic sporting events. Just a short walk away is Kennington Park, a beautifully maintained green space perfect for leisure, complete with a café, playground, and formal gardens. History enthusiasts can immerse themselves in the powerful exhibits of the Imperial War Museum, which documents modern warfare and world conflicts, while the serene Tibetan Peace Garden nearby offers a contemplative space amid the urban landscape.

For those seeking local flavour and hidden gems, the Beefeater Gin Distillery offers a taste of London's distilling heritage with engaging tours and tastings. Cleaver Square, with its Georgian architecture and quiet ambience, exemplifies Kennington's village-like character. The area also boasts cultural landmarks like The Cinema Museum, housed in a former workhouse linked to Charlie Chaplin's early life, preserving a rich collection of film memorabilia. To round out the experience, The Dog House Pub and other nearby establishments provide authentic South London hospitality, making Kennington a compelling destination for both locals and visitors alike.

TRANSPORT

Kennington offers strong transport links with Kennington Underground Station (Northern Line) just a short walk away, providing direct access to central hubs like Waterloo, London Bridge, and King's Cross. Oval and Elephant & Castle stations are also nearby, offering additional Underground and National Rail services.

The area is well served by local bus routes and benefits from dedicated cycle lanes and proximity to the Cycle Superhighway. With excellent connectivity by tube, bus, bike, or foot, Kennington is a highly accessible location for both commuters and businesses.



Transport Links

Kennington station

Northern Line Zone: 1+2

Elephant & Castle station

Bakerloo Line Northern Line Zone: 1+2

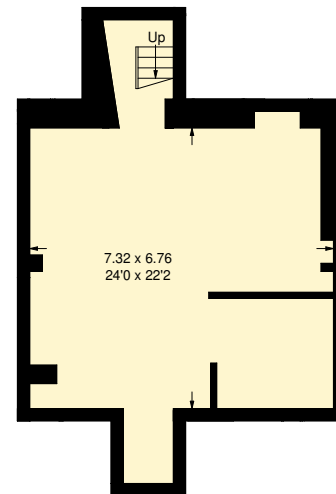
Lambeth North station

Bakerloo Line Zone: 1

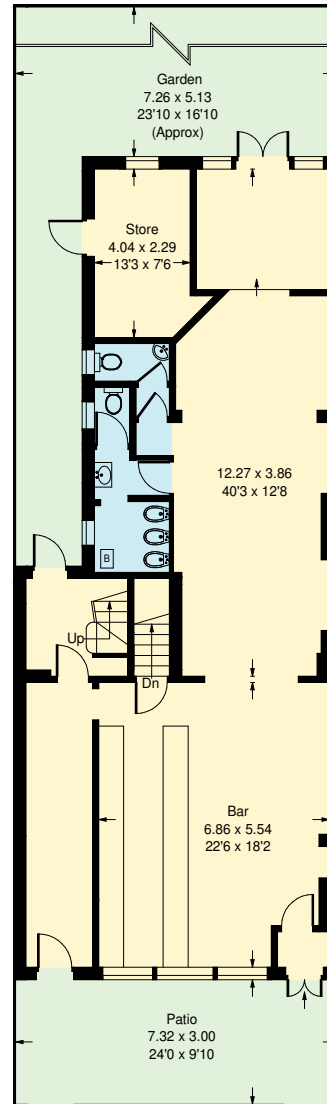


Fitzalan Street, SE11

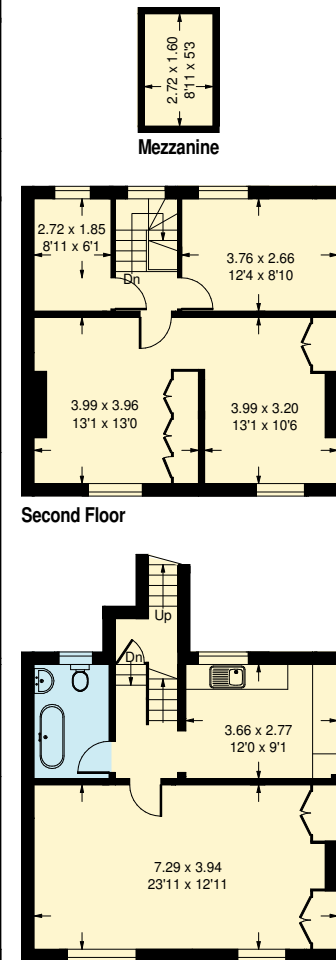
Approx Gross Internal Area = 276.11 sq m / 2972 sq ft
 Store = 9.20 sq m / 99 sq ft
 Total = 285.3 sq m / 3071 sq ft



Basement



Ground Floor



First Floor

Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.

LEGAL TITLE & TENURE

The Freehold Title is as follows:-

- 78 Fitzalan Street, London SE11 - SGL430115

RATEABLE VALUE

We strongly advise interested parties to verify this with the local authority: (London Borough of Southwark).

RATES PAYABLE

To Be Advised

METHOD OF SALE

The Property is For Sale by Private Treaty on the following

- 'GUIDE PRICE': £1,200,000 (Subject to Contract)

USE CLASS

Sui Generis (former pub) with current use as a community asset

EPC

TBC.

AML

The purchaser will be required to provide the necessary information to satisfy AML requirements.

VAT

The property is not elected for VAT.

SERVICES

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any future uses.

VIEWINGS

The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their sole agents, Winkworth Commercial.



Contact Us Details

Winkworth

Development & Commercial Investment

FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the Joint Selling Agents:

Winkworth Development & Commercial Investment

Adam Stackhouse

Development & Investment

+44 7889 510036

+44 20 7355 0285

astackhouse@winkworth.co.uk

Chris Ryan

Development & Investment

+44 7385 413368

+44 20 7355 0285

cryan@winkworth.co.uk

Jonathan Hacker

Development & Investment

+44 20 7355 0285

+44 7817 004082

jhacker@winkworth.co.uk

Winkworth Kennington

Nigel Field

Director

+44 7973 320988

+44 20 7840 5760

nfield@winkworth.co.uk

Winkworth Developments & Commercial Investments

Head Office: 80 Strand, London, WC2R 0RL

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