

2 Atkins Road, London, SW12 0AB

SALE OF FORMER CONVENT WITH VACANT POSSESSION

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Executive Summary

- Excellent opportunity to acquire a vacant former convent in a prime London residential area.
- Prominently located in the affluent area between Clapham South and Balham, situated close to Balham High Road.
- Comprising a total of c 13,590 sq ft GIA across ground, first, second and third floors on a 0.51 acre site.
- The Property is held freehold.
- Potential for a range of uses including co-living, hostel, HMO, supported living, residential, all subject to the necessary consents.
- Unconditional offers are invited for the freehold interest.







LOCATION

The property is located on Atkins Road in the Balham area of London, within the London Borough of Wandsworth. The surrounding area is predominantly residential in character, comprising a mix of Victorian and Edwardian terraced housing, interspersed with some larger institutional buildings and local amenities. The property benefits benefit from a strong local amenity offering, including a wide range of independent cafés, restaurants, bars, and convenience retail, alongside larger supermarkets and leisure facilities. The nearby Clapham Common provides a significant area of open green space, contributing to the area's appeal for families and young professionals.

TRANSPORT

The location is particularly well connected, with both Clapham South and Balham stations situated on the London Underground Northern line, providing direct access to the West End and the City. Balham also benefits from mainline rail services to London Victoria and London Bridge. As a result, the area is a popular commuter location, supported by strong transport links, a vibrant local environment and a high-quality residential setting.

Clapham South underground station, serviced by the Northern Line, is situated approximately 0.4 mile to the northwest of the property and provides direct access to Waterloo (12 mins), London Bridge (15 mins), Leicester Square (16 mins), Bank (17 mins), Tottenham Court Road (17 mins), Euston (21 mins) and King's Cross (25 mins).

Balham station is situated approximately 0.5 mile to the southwest of the property and provides London Underground and railway services. The railway station provides direct access to Clapham Junction (5 mins), London Victoria (12 mins) and London Bridge (41 mins).

Clapham South
0.4 mile, 10 min walk

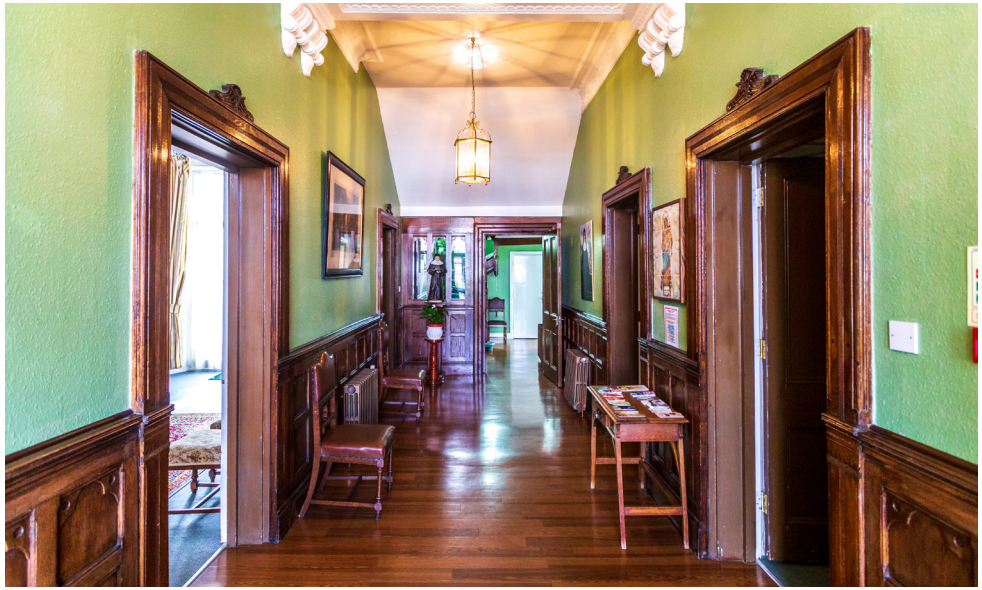
Waterloo 12 mins
London Bridge 15 mins
King's Cross 25 mins

Balham
0.5 mile, 13 min walk

Clapham Junction 5 mins
London Victoria 12 mins
London Bridge 41 mins











PROPERTY DESCRIPTION

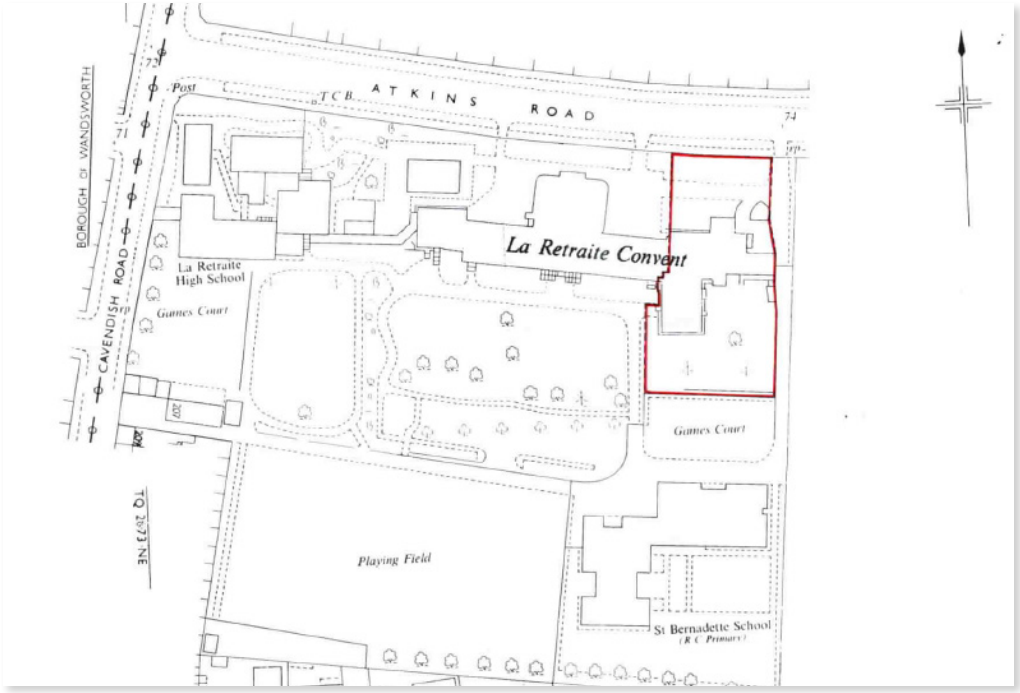
The convent adjoins the buildings of La Retraite Roman Catholic Girls' School, with which it was historically associated. However, it is now held under a separate title and operates independently, with no functional or operational connection to the school. The property occupies a self-contained position within the wider site, with its own defined boundaries and access arrangements

The original house is on the ground and three upper storeys of brick and the chapel extension has two uppers, timber sash windows and pitched slate roofs. There is a single storey extension on the east side and a large extension at the rear on two storeys with a third storey in a tiled mansard roof.

The property has parking with c.4 spaces at the front of the building and a large walled garden to the rear.

Internally, the accommodation includes a combination of 22 private bedrooms, shared sanitary facilities, communal lounges, dining areas, office space and ancillary accommodation, together with a chapel on the first floor reflecting its religious use. The layout is functional in nature, with circulation provided via central corridors and stair cores. The property has the benefit of a lift in the rear extension providing access from the ground floor to the second floor.

ACCOMMODATION	GIA		NIA	
Ground Floor	416.4	4,482	268.2	2,887
First Floor	369.8	3,981	240.6	2,590
Second Floor	356.6	3,838	241.4	2,598
Third Floor	119.6	1,287	86.2	928
Total	**1,262.4**	**13,588**	**836.4**	**9,003**



Title plan: The title to the property is comprised within the freehold title TGL140117

Planning: London Borough of Lambeth

Listed Building: No

Conservation Area:
The former St Bernadette Catholic Junior School to the side and rear is also about to be marketed in June, which may enhance development options. Situated within 'La Retraite' Conservation Area.

A conservation area of varied character with former Victorian villas (now La Retraite school) on Atkins Road and early-mid 19th century terraced houses on Cavendish Road. The property has potential for a broad range of uses and/or development options. The former St Bernadette Catholic Junior School to the side and rear is also about to be marketed in June, which may enhance development options.


SCHOOL KEEP CLEAR
SCHOOL KEEP CLEAR
SLOW

TENURE

The property is held by Freehold.

COUNCIL TAX

Band H £4,094.22 in 2026/27.

EPC

E 118.

VAT

The property is not elected for VAT.

AML

The successful bidder will be required to provide information to satisfy the usual AML requirements when Heads of Terms are agreed.

VIEWING

Viewings should be arranged strictly via appointment through sole agents, Newmark.

PRICE

Unconditional offers are invited for the freehold interest subject to contract and exclusive of VAT.



Contacts

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Particulars issued April 2026.