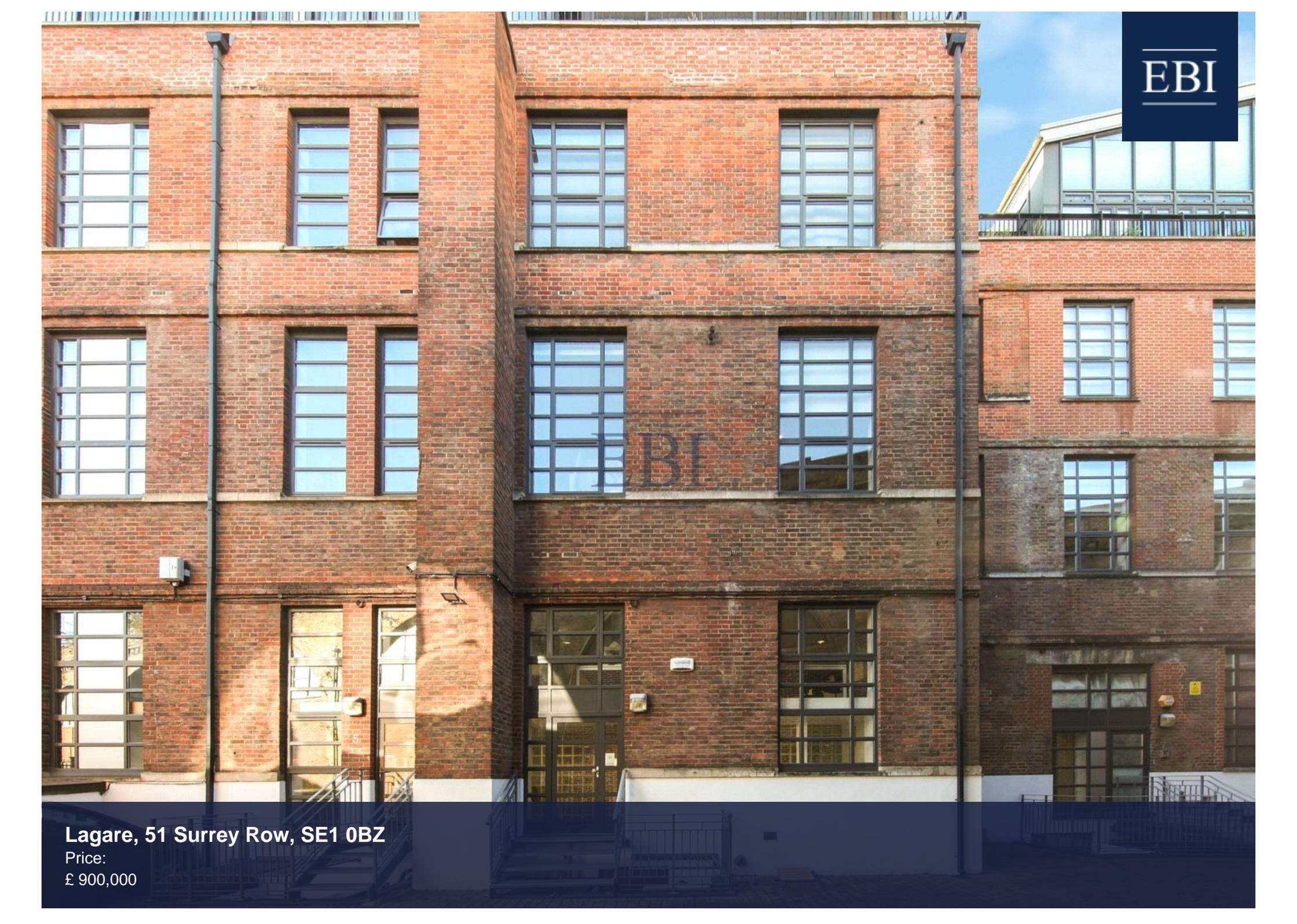


The logo for EBI, consisting of the letters 'E', 'B', and 'I' in a white serif font, centered within a dark blue square. The letters are separated by thin horizontal lines above and below them.

EBI

A photograph of a three-story red brick building with a courtyard. The building features multiple windows with dark frames and a central entrance with a glass door. The brickwork is weathered and shows some signs of age. The sky is blue with some light clouds.

Lagare, 51 Surrey Row, SE1 0BZ

Price:
£ 900,000

Lagare, 51 Surrey Row, SE1 0BZ

Price: £ 900,000 3 bedroom house

[View Property](#)

OVERVIEW

An exciting development opportunity comprising two adjoining units, offered for sale either individually or as a single combined acquisition, providing a rare chance to create bespoke, warehouse-style homes.

Currently arranged as two large office buildings, the properties extend across three floors (basement, ground and first floor) and offer generous internal areas of approximately 1,793 sq ft and 1,552 sq ft respectively.

KEY FEATURES

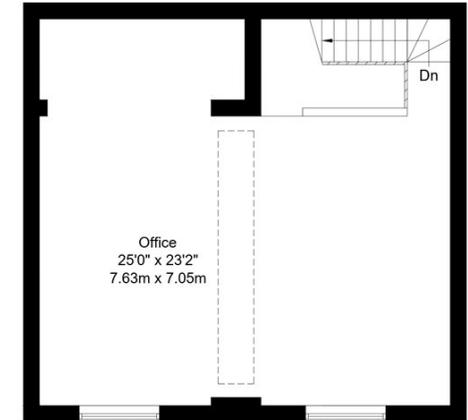
- Two adjoining units available individually or together
- Rare development and conversion opportunity
- Planning approved for two separate terraced houses
- Option to combine into one large single dwelling subject to consent
- Arranged over basement, ground and first floors
- Approx. 1,784 sq ft and 1,556 sq ft respectively
- Long leasehold with circa 972 years remaining
- Commercial EPC rating C

Surrey Row, SE1

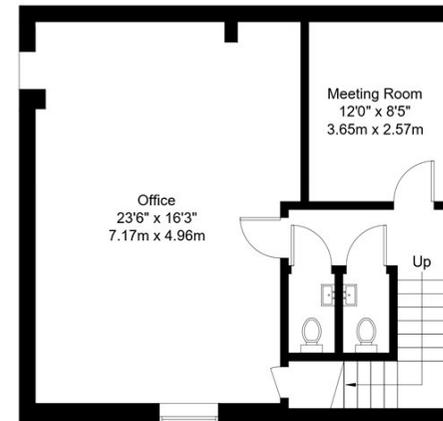
Approx Gross Internal Area = 162.1 sq m / 1745 sq ft
Restricted head height = 3.6 sq m / 39 sq ft
Total = 165.7 sq m / 1784 sq ft



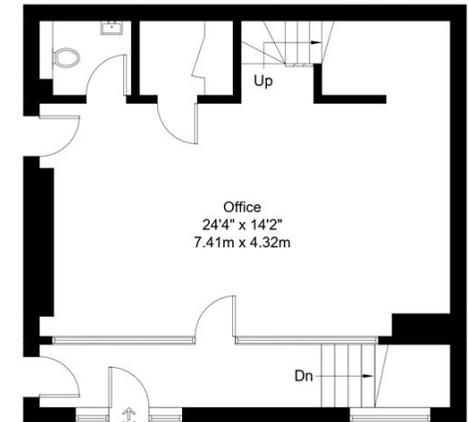
 = Reduced headroom below 1.5m / 5'0



First Floor



Lower Ground Floor



Raised Ground Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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