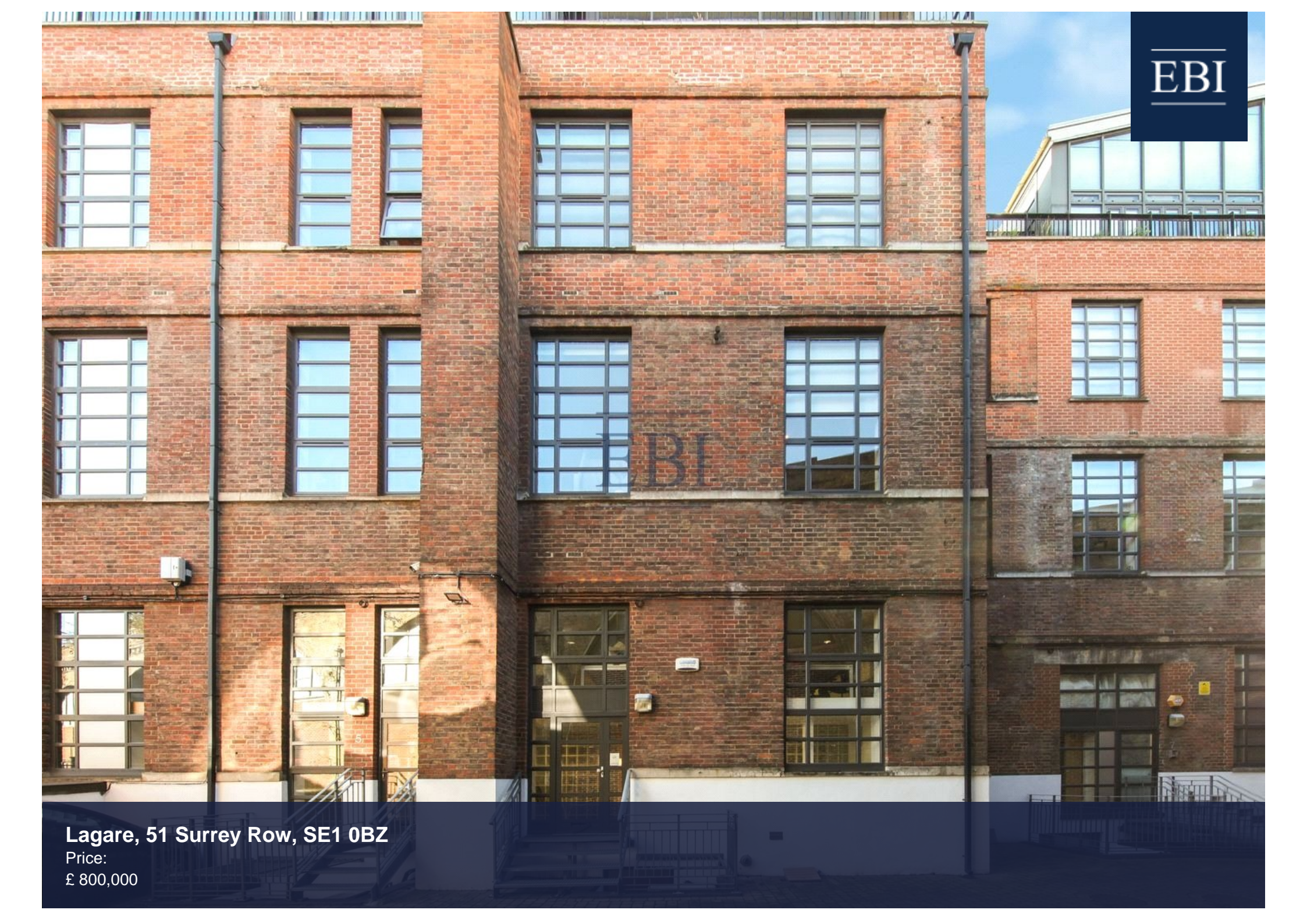


The logo for EBI, consisting of the letters 'E', 'B', and 'I' in a white serif font, centered within a dark blue square. The letters are separated by thin horizontal lines above and below them.

EBI

A photograph of a three-story red brick building with a modern renovation. The ground floor features large glass doors and windows, while the upper floors have smaller, multi-paned windows. A dark blue banner is overlaid at the bottom of the image.

Lagare, 51 Surrey Row, SE1 0BZ

Price:
£ 800,000

Lagare, 51 Surrey Row, SE1 0BZ

Price: £ 800,000 3 bedroom house

[View Property](#)

OVERVIEW

Set within the heart of SE1, this exceptional development opportunity at Lagare, 51 Surrey Row, offers a rare chance to create one or two bespoke warehouse-style residences in a highly sought-after central London location. Comprising two adjoining units, the properties are available individually or as a combined acquisition, providing outstanding flexibility for developers, investors, or end-users seeking a signature London conversion project.

Currently arranged as two substantial office buildings, each unit is configured over basement, ground, and first floors, offering generous internal accommodation of approximately offering generous internal accommodation of approximately 1,784 sq ft and 1,556 sq ft respectively. The existing layouts provide a strong architectural foundation for conversion, with excellent proportions and scope to reimagine the spaces into striking, design-led residential homes.


KEY FEATURES

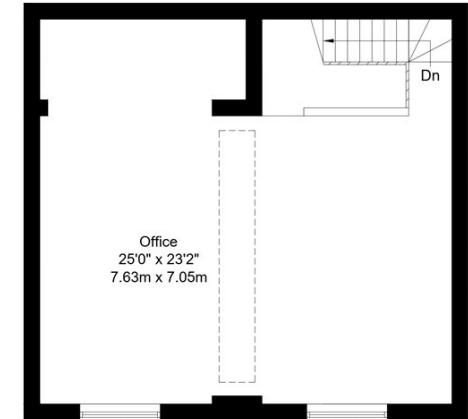
- Two adjoining development units
- Approx. 1,793 sq ft and 1,552 sq ft
- Basement, ground & first floors
- Potential to combine into one dwelling
- Warehouse-style conversion opportunity
- Long leasehold approx. 972 years
- Commercial EPC rating C
- Flexible investor or end-user use
- Prime SE1 central London location
- Strong development and value potential

Surrey Row, SE1

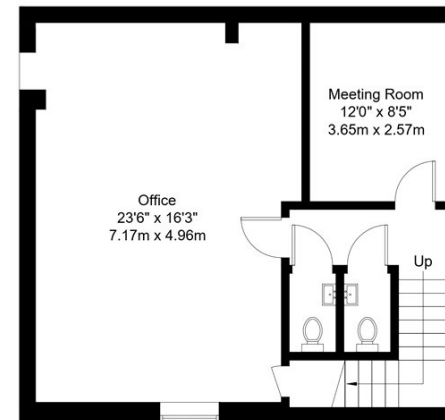
Approx Gross Internal Area = 162.1 sq m / 1745 sq ft
Restricted head height = 3.6 sq m / 39 sq ft
Total = 165.7 sq m / 1784 sq ft



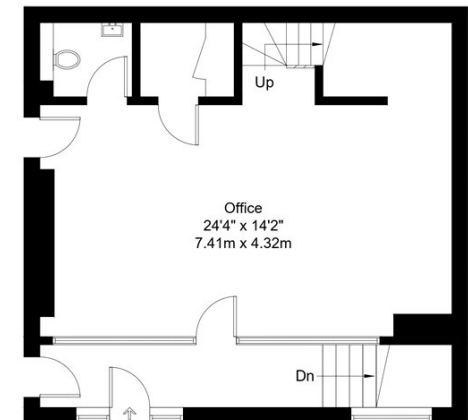
 = Reduced headroom below 1.5m / 5'0



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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