



Mixed Freehold Development Opportunity

53a Brading Road, Lambeth, SW2 2AP

Resolution to Grant

Four Luxury Houses - Circa 4,530ft²

Light Industrial Unit - Circa 3,573ft²

Prime South West London Location

Offers In Excess of £1,200,000

Freehold



For Identification Purposes only

53a Brading Road,
Lambeth, SW2 2AP

Description

The site at 53a Brading Road, Brixton sits at the junction of Brading Road and Somers Place, where the traditional character of Victorian terraced housing meets the more industrial nature of local warehouse buildings. Currently occupied by single-storey structures of limited architectural value, the site is framed by two and three-storey residential and commercial neighbours.

The scheme is the demolition of existing buildings and the introduction of four contemporary three-bedroom terrace houses along Brading Road, designed as a modern interpretation of the surrounding Victorian fabric, alongside a dedicated light-industrial and commercial block fronting Somers Place to provide flexible workspace. The design makes the most of dual street frontages, bringing in natural light, improving the quality of commercial space, and enhancing the streetscape.

Located just a short walk from Brixton High Street, the project is carefully shaped to respect local views, scale, and materials, while embedding sustainability, accessibility, and community-focused design principles.

Location

Brading Road sits in the Brixton Rush Common ward of the London Borough of Lambeth, within SW2, and offers a blend of urban vibrancy and residential calm. The street is predominantly Victorian in character, with many terraced houses and converted flats. A number of properties retain period features such as sash windows and high ceilings, adding charm and a sense of history.

The area has a mix of housing tenure, with both owner-occupied homes and a higher proportion of private rentals and flats. It has a neighbourly feel, with local shops, cafés and pubs just a short walk away, giving it the atmosphere of a quiet Victorian street while being close to busier hubs. Brading Road also benefits from proximity to Brockwell Park, which offers extensive green space, a lido, sports facilities and pleasant walking routes. The location has good connections to Brixton and Herne Hill for cafés, restaurants, shops and nightlife, making it well-connected without losing its sense of calm. Transport links are excellent, with nearby train services, buses and access to the Victoria Line is also within walking distance.

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Proposed Residential Schedule

Units	Type	GIA (m2)	GIA (ft2)
1	Three Bedroom End Terrace	105	1,130
2	Three Bedroom Mid Terrace	106	1.141
3	Three Bedroom Mid Terrace	105	1,130
4	Three Bedroom End Terrace	105	1.130
		421	4,531

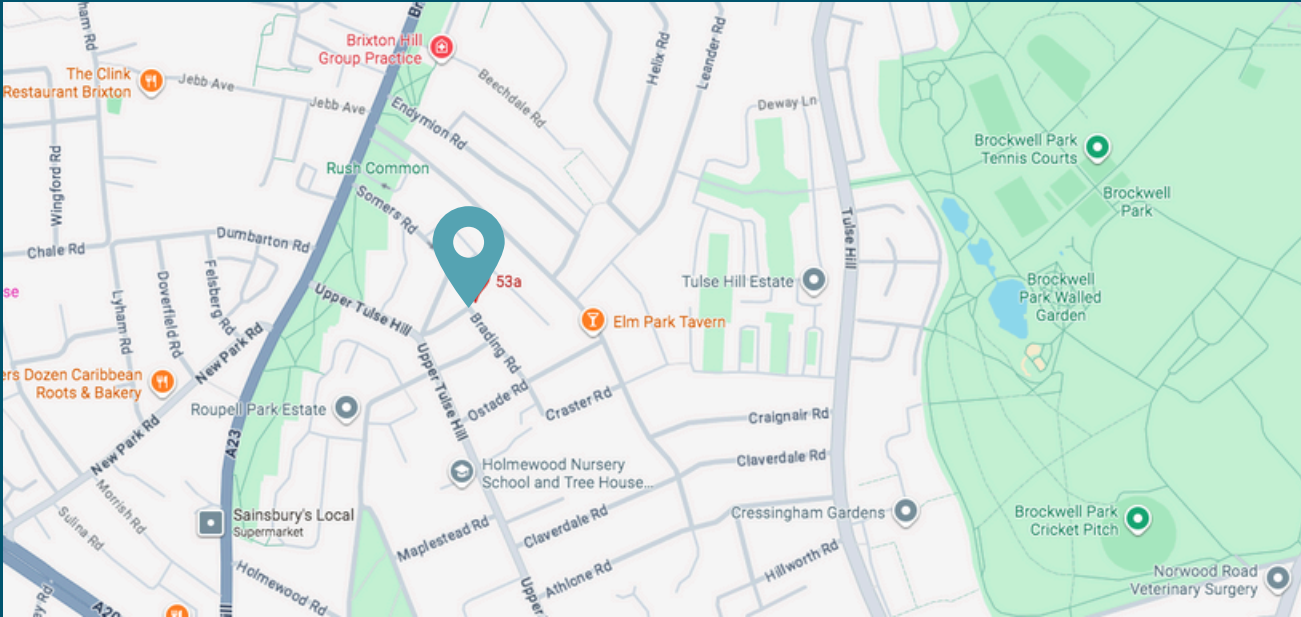
Proposed Commercial Schedule

Units	Type	GIA (m2)	GIA (ft2)
1	Two Storey Light Industrial	332	3,573
		332	3,573

Site Location Plan



Local Map



53a Brading Road,
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Existing Site



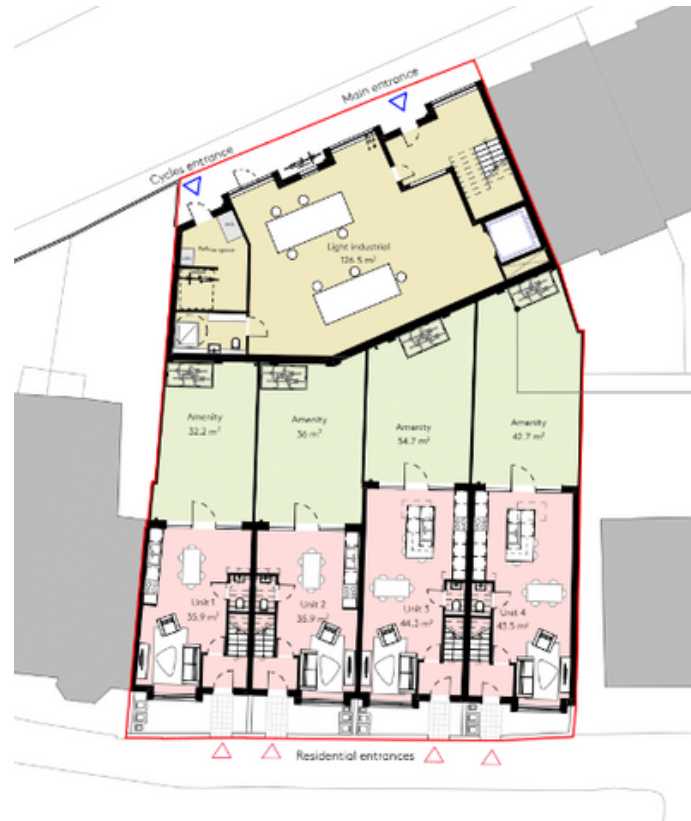
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Proposed Floorplans

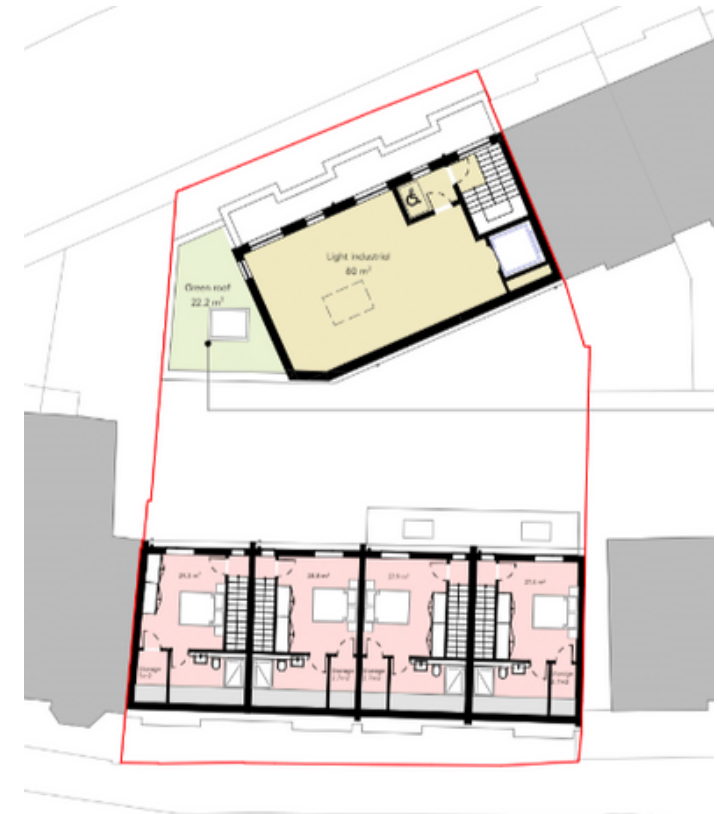
Ground Floor



First Floor



Second Floor



The proposed floor plans are designed to optimise space, light, and functionality while clearly separating residential and commercial uses. The residential terraces along Brading Road provide efficient three-storey layouts with generous living areas, well-sized bedrooms, and private gardens offering amenity and cycle storage.

The commercial block on Somers Place features flexible open-plan layouts with dedicated access for goods, refuse, and cycles. A central landscaped courtyard connects the two blocks, enhancing natural light and ventilation. Overall, the plans create well-balanced, dual-aspect homes and a high-quality commercial space that make effective use of the urban site.

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Proposed Elevations

The proposed elevations for the Brading Road development have been carefully designed to reflect and enhance the architectural character of the surrounding Brixton context while introducing a contemporary interpretation suited to modern use. The south elevation, fronting Brading Road, continues the established rhythm and proportions of the adjacent Victorian terraces through the repetition of bay windows, vertically aligned openings, and neighbourly entrance doors.

This elevation employs high-quality grey-brown water-struck brick with dark grey aluminium window frames and concrete detailing, maintaining a strong relationship with the existing street while expressing a refined, modern identity. The north elevation, addressing Somers Place, adopts a more commercial appearance appropriate to its mixed-use function. Here, a palette of light brown brick, zinc cladding, and hit-and-miss brickwork creates depth and texture, while the 'push and pull' rhythm of the façade responds to the neighbouring context. Stepped upper levels and recessed details help to minimise visual impact and overshadowing on nearby properties.

Overall, the elevations present a cohesive architectural language that balances contemporary design with contextual sensitivity, ensuring the development complements the existing streetscape and contributes positively to the local character of Brading Road and Somers Place



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Indicative Street View - Somers Place



53a Brading Road,
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Indicative Street View - Brading Road



Further Information

Private Treaty

We are inviting offers in the excess of £1,200,000 subject to approval of the planning reference **25/01325/FUL** by Lambeth Council.

Access

Access to the site is available by prior appointment, interested parties are encouraged to contact the agents to arrange inspections.

Tenure

The property is offered on a Freehold basis.

VAT

We have been advised that VAT is not applicable on this transaction.

Financial Contributions

We are advised that there is a CIL and Sec106 contribution attached to this site. We anticipate this to be in region of £122,000, but await final confirmation.

For any further information please contact Lambeth council on
0207 926 1000

Highfield

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