



# LARKHALL QUARTER

156 Edgeley Road, Clapham, SW4

[www.houstonlawrence.co.uk](http://www.houstonlawrence.co.uk)

## GROUND & LOWER GROUND FLOOR OFFICE TO LET / FOR SALE

- 1,632 SQ FT office premises comprising part of the mixed-use scheme located in the highly sought after residential and commercial area of Clapham Old Town.
- The unit will be fitted out to a specification to be agreed or purchased as shell and core.
- Benefits from good natural light and excellent transport links.

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### LOCAL AMENITIES

- |                     |                        |
|---------------------|------------------------|
| - Clapham Common    | - The Bread & Roses    |
| - Virgin Active     | - Sainsburys           |
| - Gymnasium Clapham | - Waitrose             |
| - No. 32 Old Town   | - Clapham Picturehouse |
| - Gails Bakery      | - The Clapham North    |



## TRANSPORT LINKS

Edgeley Road  
to Clapham High Street  
0.4 Miles



Edgeley Road  
to Clapham North  
0.5 Miles



Edgeley Road  
to Clapham Common  
0.6 Miles



Edgeley Road  
to Stockwell Underground  
0.8 Miles



Clapham High Street  
to Clapham Junctions  
8 Mins



Clapham High Street  
to London Waterloo  
29 Mins



Clapham High Street  
to London Victoria  
24 Mins



Clapham Common  
to Bank  
15 Mins



Clapham North  
to London Waterloo  
10 Mins



Stockwell Underground  
to London Waterloo  
10 Mins



Stockwell Underground  
to London Victoria  
5 Mins



Clapham Common  
to Old Street  
18 Mins

