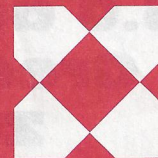


# Knight Frank



Artist Impression

## 128 Herne Hill, Lambeth London SE24 9QH

### Student Accommodation Development Opportunity

- Planning permission has been granted for a purpose built 69 bedroom student scheme, with associated landscaping, fronting Herne Hill
- Scheme also benefits from a ground floor retail unit of circa 4,000 sq ft, which has a pre-let in place to a AAA covenant
- Excellent location being situated adjacent to Herne Hill Railway Station providing direct links to London Victoria, Elephant & Castle and King's Cross/St. Pancras International Station
- Located in close proximity to King's College London's Denmark Hill Campus
- Situated on a direct bus route to Denmark Hill Aldwych (London School of Economics) and Russell Square
- Within a 35 minute travel time of c 115,000 full time students.
- The site is offered for sale with full vacant possession, by informal tender

#### Contact:

[james.pullan@knightfrank.com](mailto:james.pullan@knightfrank.com)

+44 (0) 7701 093094

[merelina.monk@knightfrank.com](mailto:merelina.monk@knightfrank.com)

+44 (0) 7785 577237