

119 Boundaries Road

BALHAM, LONDON SW12 8HB



**DEVELOPMENT OPPORTUNITY FOR SALE
CONSENT FOR CONVERSION TO THREE APARTMENTS**



ESTATE OFFICE

PROPERTY CONSULTANTS

Executive Summary

- Attractive freehold period building on a spacious corner plot.
- Consent granted for the conversion to provide 3 self-contained apartments.
- Two x 3 bedroom & one x 2 bedroom flat – total saleable area 2,519 sq ft.
- Sought-after residential location.
- Convenient for Northern Line & Southern Rail links (via Balham & Wandsworth Common stations).
- Anticipated GDV £2,300,000.
- Freehold.
- Guide £1,200,000 (One Million Two Hundred Thousand Pounds) subject to contract.



Description

An opportunity to acquire an attractive period end of terrace property with consent for extension and conversion to form three generously proportioned, self-contained apartments.

The planning permission allows for the lateral conversion of the building to provide a 3 bedroom flat on the ground floor extending to 990 sq ft (92 sq m), with a private garden of almost 1,300 sq ft. The first floor flat will also comprise 3 bedrooms and extend to 872 sq ft (81 sq m), whilst the second floor flat will offer two bedrooms across 657 sq ft (61 sq m) with a private roof terrace.

Whilst set in a quiet, popular residential area, the subject property is conveniently located close to the array of shops and eateries along Balham High Road, and also benefits from excellent transport links via Balham & Wandsworth Common stations.

The approved plans have been inspected by two well-regarded local residential agents who have advised a likely Gross Development Value in the region of £2,300,000.



Location

The subject property sits on the corner of Boundaries Road and Wontner Road in a quiet residential area that comprises predominantly Victorian housing stock. Balham Station is less than half a mile and offers access to the London Underground network (Northern Line), and Southern Rail services to Waterloo via Clapham Junction. Tooting Bec (Northern Line) and Wandsworth Common (Southern Rail) are both also within half a mile should a commuter ever wish for a change of scenery.

The A24 Balham High Road acts as a main arterial route linking Clapham Common to the North with the M25 London Orbital to the South, and beyond to Dorking and Horsham.

A wide range of local shops, independent cafes, coffee shops, bars and restaurants are set along Balham High Road, and as such are within half a mile of the subject property.



Rail

Journey times from Balham Station:

CLAPHAM JUNCTION	SOUTHERN RAIL	6 MINS
VICTORIA	SOUTHERN RAIL	14 MINS
WATERLOO	SOUTHERN RAIL	20 MINS
LONDON BRIDGE	NORTHERN LINE	23 MINS
GATWICK AIRPORT	SOUTHERN	42 MINS



Planning

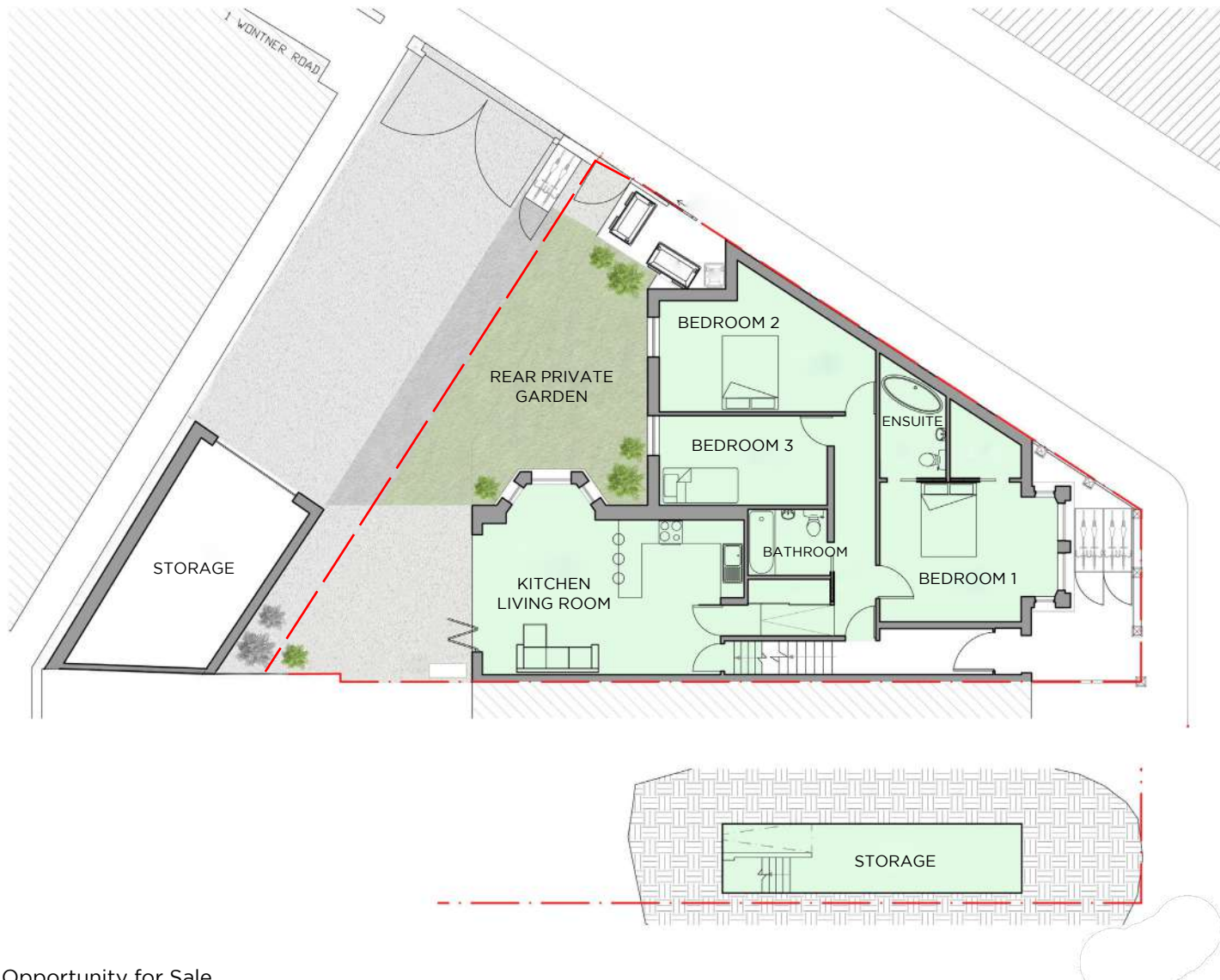
Full planning permission has been granted by Wandsworth Council on 29th August 2025 under ref 2025/1659 for “alterations including erection of rear dormer roof extension to the main roof and extension over two storey back addition with the formation of a roof terrace with 1.7m high screen surround; erection of single storey rear extension; extensions and alterations in connection with the conversion of the host property to provide 1 x 2 bedroom flat and 2 x 3 bedroom flats with associated cycle and refuse storage”.

A CIL notice was issued on 24th October 2025 requiring a payment of £15,673.98 to cover CIL & MCIL2 to be made on implementation of the planning consent. Please note that CIL is subject to indexation.

Copies of the planning decision notice and CIL liability notice are available on request.



Proposed Plans



Ground Floor

FLAT 1

92 SQ M

990 SQ FT

Proposed Plans



First Floor

FLAT 2

81 SQ M

872 SQ FT

Proposed Plans



Second Floor

FLAT 3

61 SQ M

657 SQ FT

Tenure

Freehold.

VAT

The property is not elected for VAT.

EPC

The property is a development opportunity and, as such, an EPC is not required.

Further Information

Further information including approved plans, decision notice and CIL liability notice are available in the **Data Room by clicking here.**

Please note that the seller is retaining a section of land at the rear of the property for further development; an application for the construction of a new two storey house is currently the subject of an appeal. This land is available by separate negotiation.

Proposal

Offers in excess of £1,200,000 (One Million, Two Hundred Thousand Pounds) subject to contract, are invited for the vacant freehold interest with the benefit of the aforementioned planning permission.

Contact

Internal viewings are available by prior appointment.

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