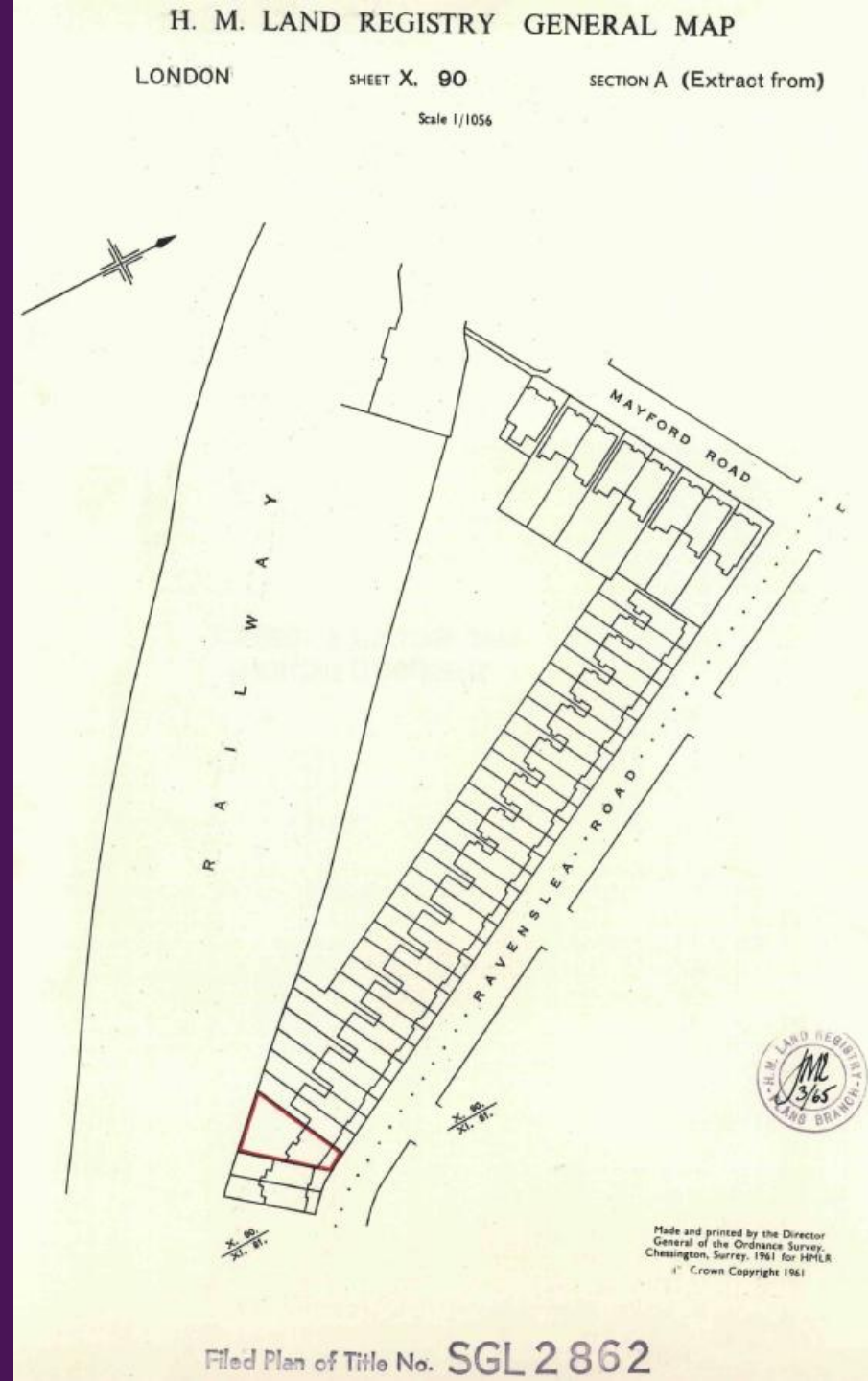


CHESTERTONS

DEVELOPMENT OPPORTUNITY

Ravenslea House, 77 Ravenslea Road

Nightingale Triangle, London SW12



Executive Summary

A rare freehold development opportunity in one of South West London's most sought-after enclaves, with planning permission secured to create five high-quality flats.

Approved planning ref. 2025/3434 :

Flat	Type	Floor(s)	GIA (m ²)
1	2B4P	LGF / GF	85.0
2	3B6P	LGF / GF	104.1
3	1B1P	FF	37.8
4	2B3P	FF / SF	61.5
5 (Existing)	1B2P	TF	50.0

Pending planning ref. 2026/2701 :

Flat	Type	Floor(s)	GIA (m ²)
1	3B6P	LGF / GF	115
2	3B5P	LGF / GF	95
3	3B4P	GF / FF	85.3
4	1B1P	FF	40.1
5 (Existing)	1B2P	SF	50.0

Tenure:

Freehold

Approx. GIA:

3,138 sq ft

Guide price:

£1.9 million - £2 million

Expected GDV:

Circa £3.55 million to £4 million (dependant on which planning consent is achieved)

Approved planning ref. 2025/3434 :

Alterations including erection of a third storey (including basement), part ground floor rear extension, and excavation to enlarge the basement including formation of rear lightwells, in connection with the conversion of the existing 3 flats into 5 flats.

Pending planning ref. 2026/2701 :

To enlarge the basement, ground & first floors of the property to change the approved layout to 5 bigger flats.

The Property

Chestertons is delighted to present this rare end-of-terrace freehold development opportunity, situated in the highly sought-after Nightingale Triangle. This substantial residence spans approximately 3,138 sq. ft and sits on an impressive southwest-facing plot, and benefits from planning permission (ref. 2025/3434) to convert the existing three flats into five.

Currently configured as three self-contained flats, the property retains its freehold status and presents a unique opportunity for an incoming purchaser to deliver the consented scheme. With original period features still in place, the property offers a strong canvas for modernisation and bespoke design.

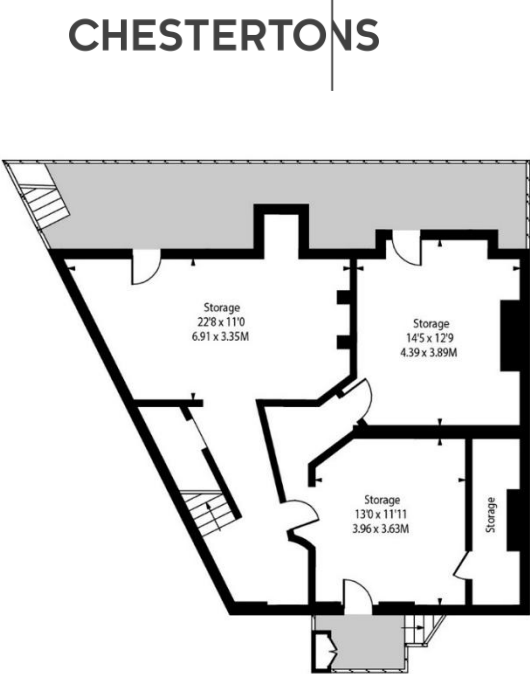
This is a fantastic opportunity for investors or developers looking to deliver a remarkable scheme in one of South West London's most desirable enclaves.

There is further potential to expand the consented scheme and provide additional value through value engineering the existing consent (STPP).

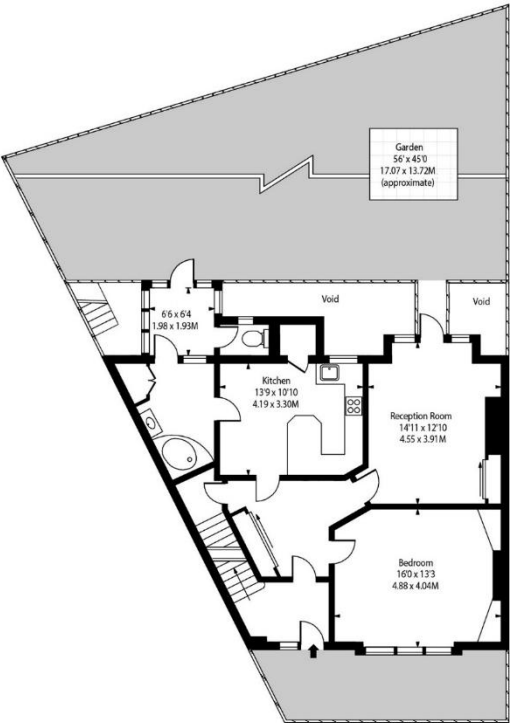


The Current Layout

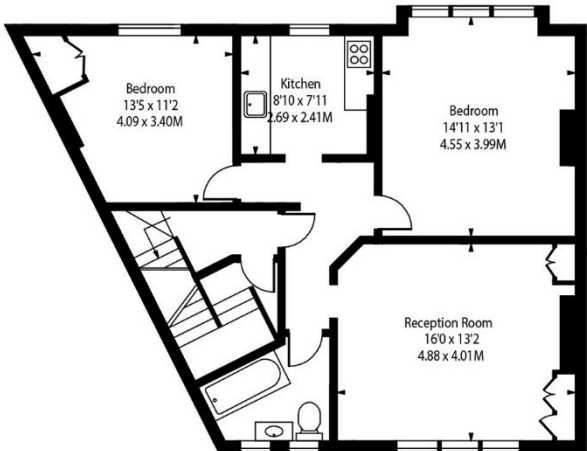
Ravenslea Road, SW12



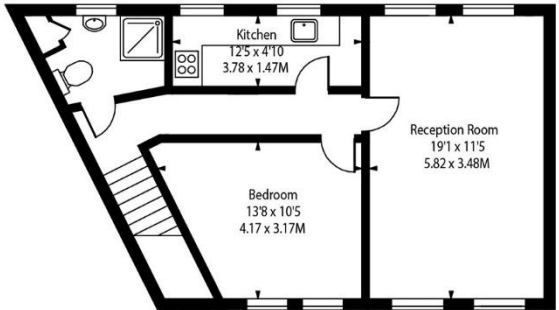
Lower Ground Floor
Gross Internal
Floor Area 801 Sq Ft



Ground Floor
Gross Internal
Floor Area 923 Sq Ft



First Floor
Gross Internal
Floor Area 839 Sq Ft



Second Floor
Gross Internal
Floor Area 575 Sq Ft

Approx Gross Internal Area **3138 Sq Ft - 291.53 Sq M**

(Includes Limited Use Area - 28 Sq Ft)

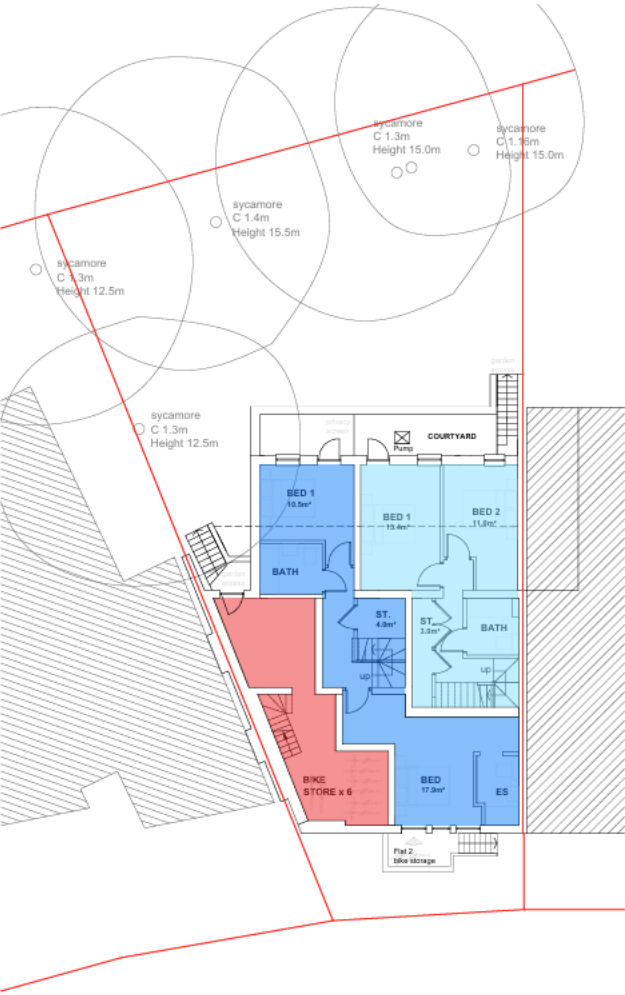
Drawn in accordance with IPMS 2: Residential

For Illustration Purposes Only - Not to Scale

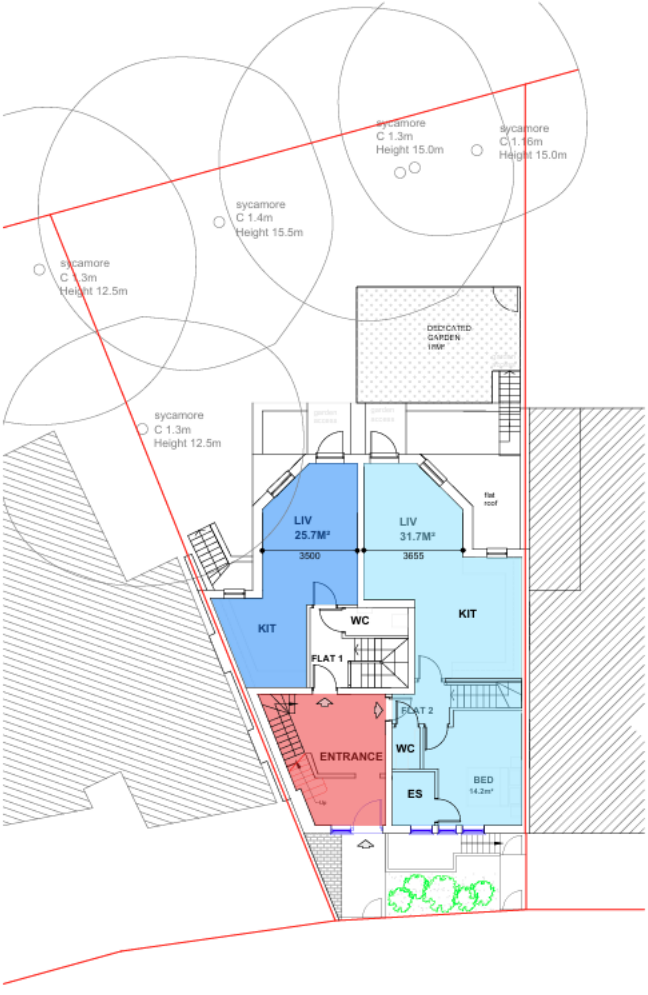
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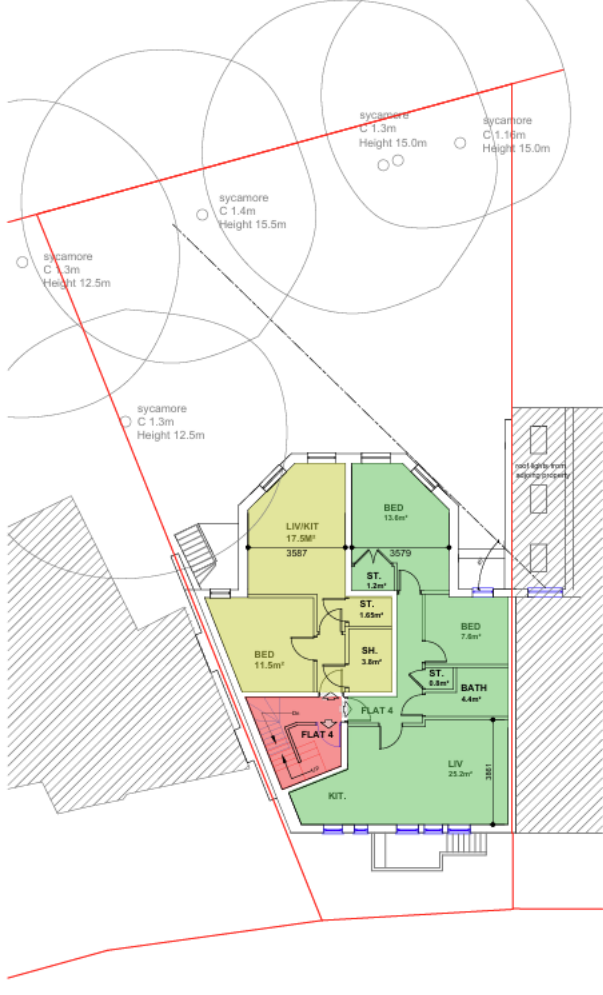
The Current Opportunity



LOWER GROUND FLOOR PLAN
scale 1:100



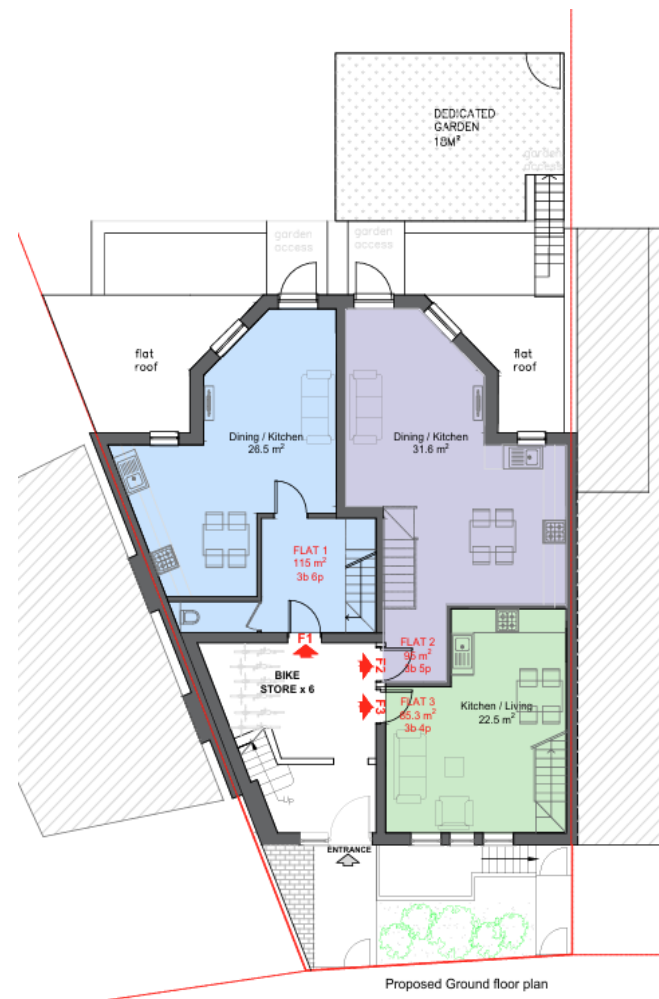
GROUND FLOOR PLAN
scale 1:100



FIRST FLOOR PLAN
scale 1:100

*PLEASE NOTE THE SECOND FLOOR REMAINS UNCHANGED IN THE PLANS

The Pending Opportunity



*PLEASE NOTE THE SECOND FLOOR REMAINS UNCHANGED IN THE PLANS

Location

Ravenslea Road occupies an exceptional position within the highly sought-after Nightingale Triangle, one of South West London's most prestigious residential enclaves. Renowned for its attractive tree-lined streets, elegant period housing and strong sense of community, the area consistently attracts families and professionals seeking a premium London neighbourhood with an established village atmosphere.

The location is particularly popular with owner-occupiers, supported by excellent connectivity via Balham's Underground (Northern Line) and National Rail services, together with nearby London Overground connections. Demand is further underpinned by an outstanding choice of highly regarded state and independent schools, subject to annual admissions criteria and catchment areas, making the Nightingale Triangle one of the capital's most desirable and resilient residential locations.

The property is just moments from the independent cafés, restaurants, boutiques and everyday conveniences of Bellevue Road, while the wider retail, leisure and transport amenities of Balham High Road are within easy walking distance. Wandsworth Common, with its extensive green open spaces, tennis courts, playgrounds and café, provides an attractive recreational amenity and further enhances the area's enduring appeal.



Wandsworth Common

London Overground – 0.2-mile walk (Google Maps)



Balham

London Underground Northern Line -
0.5-mile walk (Google Maps)



Gallery



CHESTERTONS

For more details, please contact

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