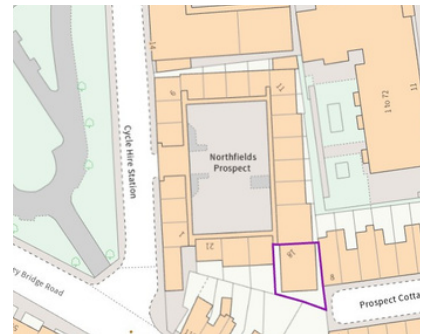
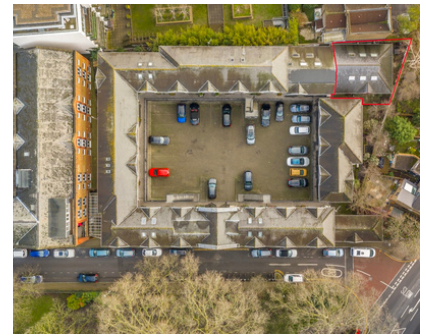




Northfields Prospect, SW18

£745,000

Dexters are delighted to introduce a fully consented opportunity to convert an existing two-storey office with a combined Gross Internal Area of 163.8 sqm (1,763 sq. ft) creating a two-storey three-bedroom residential unit with a combined Gross Internal Area of 130.3 sqm (1,403 sq. ft). The proposed residential unit features an open plan kitchen/living/dining room, utility room, master-bedroom with ensuite bathroom and study area, bedroom 2, bedroom 3 with ensuite bathroom and a family bathroom. The property includes 1nos. allocated off-street parking space.

Located between Wandsworth Town and Putney, Northfields Business Centre is situated within a short walk of the river Thames and overlooks the leafy Wandsworth Park, a Grade II listed Edwardian Park boasting 20 acres of park land which includes a children's playground, an 11 a-side football pitch, All-Star tennis, a 12-hole mini golf course and a café. Wandsworth town centre is within 530 meters featuring a plethora of shops, café's and restaurants including Waitrose & Partners Supermarket, Cineworld Wandsworth and Immersive Gamebox. Putney town centre is within 1.15 Kilometres featuring an array of shops, bars and restaurants. Wandsworth Town train station is within 825 metres and Putney train station is within 825 metres both providing direct trains to London Waterloo. East Putney tube station on the District Line is within 750 metres.

The London Borough of Wandsworth determined on the 28th of November 2025 by (Planning Application Reference: 2025/3164) that prior approval was not required for the change of use from Office (Class E) creating a three-bedroom residential unit (Class C3) and that the proposed development complies with conditions MA.2 of Schedule 2 Part 3 Class M of the Town and Country Planning (General Permitted Development) Order 2015.

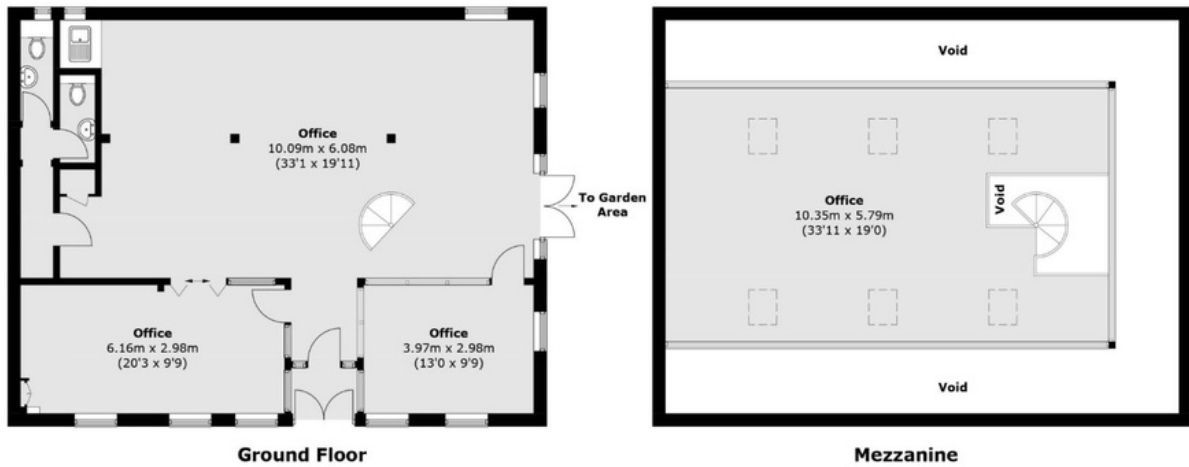
In addition, the sellers have secured planning consent (Planning Application Ref: 2026/2095) on the 14th of August 2026, for the part demolition of an existing boundary wall in the garden, and the erection of a new timber gate to provide pedestrian access to Prospect Cottages for 18 Northfields Prospect only.

Tenure - Freehold HM Land Registry Title Number TGL7098

Features

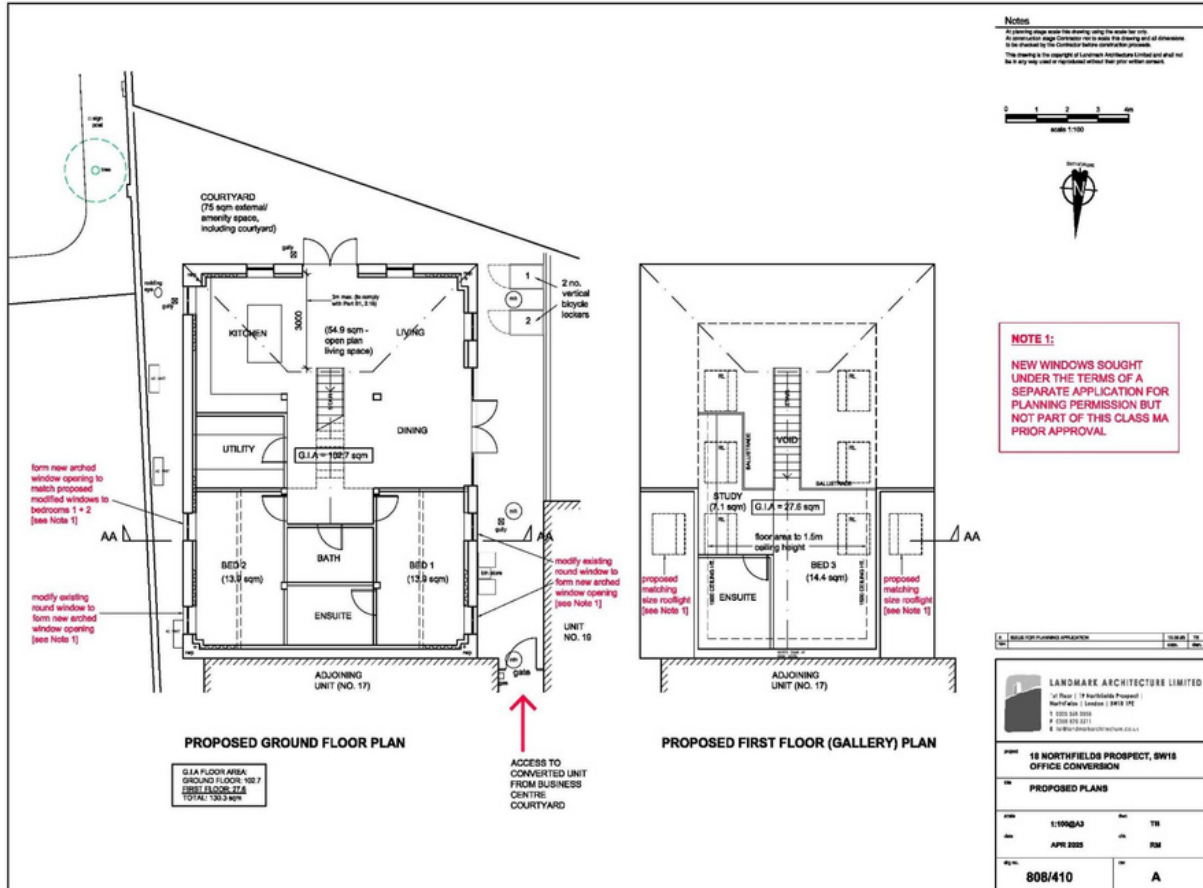
- Freehold sale
- Fully consented redevelopment opportunity
- Office conversion creating a 3-bedroom, split-level residential unit
- Includes 1 allocated off-street parking space
- Located between Wandsworth Town and Putney
- Opposite Wandsworth Park

18 Northfields Prospect, Wandsworth, London SW18 1PE Existing Floor Plan



Total area (approx.): 163.6 sq. m (1,760.9 sq. ft)
(Including Mezzanine / Excluding Void)

18 Northfields Prospect, Wandsworth, London SW18 1PE Proposed Floor Plan



Total area (approx.): 130.3 sq. m (1,402.5375 sq. ft)