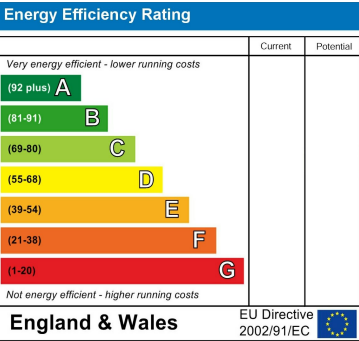


Council Tax Band

New Build

Energy Performance Graph



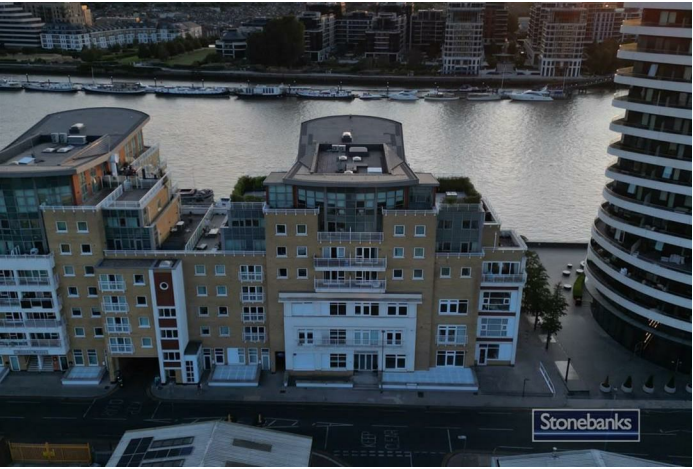
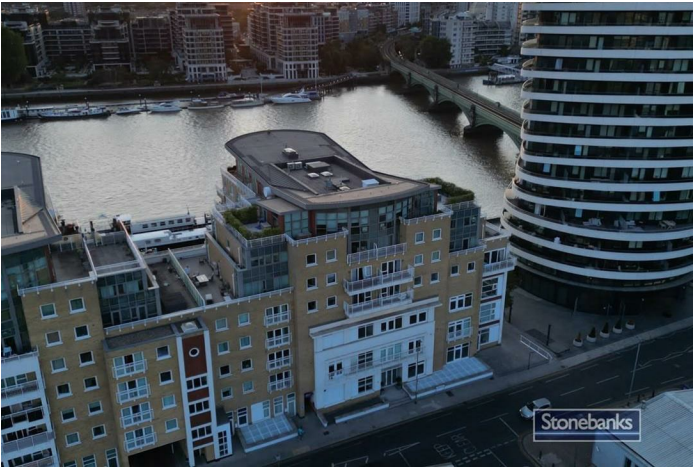
Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LAND - DEVELOPMENT SITE (EPC RATING:)

LOMBARD ROAD, LONDON, SW11 3RB

OFFERS IN THE REGION OF

£3,500,000



0 Bedroom Land - Development Site located in London

Nestled in the vibrant heart of Battersea, Lombard Road presents an exceptional opportunity for residential development. This site, known as Battersea Regent House, spans approximately 9,705 square feet and is poised for conversion into a collection of nine contemporary apartments. The proposed layout includes four one-bedroom, three two-bedroom, and two three-bedroom homes, catering to a diverse range of potential residents.

Built in 1960, this property is situated in one of South West London's most sought-after postcodes, SW11. The location boasts excellent transport links, ensuring easy access to central London and beyond. Residents will also enjoy the proximity to a wealth of local amenities, the picturesque River Thames, and the expansive Battersea Park, making it an attractive area for both families and professionals alike.

The development is projected to have a Gross Development Value (GDV) of up to £13.09 million, supported by thorough market analysis and strong comparable evidence in the area. This makes it a remarkable opportunity for developers, investors, and funding partners looking to capitalise on the growing demand for quality housing in Battersea.

With its prime location, excellent investment potential, and the promise of capital growth, this residential conversion opportunity is not to be missed. For further details, including a comprehensive development appraisal and supporting documentation, please do not hesitate to contact Stonebanks.

