



Oakhill Road, London SW15

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## Property

An extraordinary development opportunity awaits at The Old Laundry, a captivating detached Grade II listed freehold property. This unique building comes with full planning permission from Wandsworth Council (Planning Cases: 2023/0518 & 2023/0529) for its conversion into a striking four-bedroom family home. Nestled within its own gated grounds, the property offers a distinctive chance to create a remarkable residence, complemented by a separate out-house ideal for use as an en-suite bedroom or home office.

### Alterations and Extensions:

Erection of a replacement single-storey front/side extension (14m long and 5.25m wide), set back 0.5m from the front facade to preserve the existing gable.

Demolition of the existing link structure and the erection of a timber pergola with a pitched roof between the main building and outbuilding.

Installation of timber fenestration on the ground and first floors at the rear and side elevations.

Installation of solar PV panels on the flat roof of the single-storey extension, which will also feature a green roof.

The exterior of the main building will have selective render removal and refurbishment, while the facade of the new extension will feature a render finish at the rear and red bricks at the front.

### Internal Renovations:

A new staircase will replace the existing one, maintaining its position, and a conservation roof light will be installed on the west-facing roof slope to illuminate the mezzanine.

Various other internal and external alterations, including the insertion of hardwood casement windows with slimline double glazing at the rear and powder-coated metal sliding doors at ground level.

### Outbuilding:

The existing outbuilding is retained, with the previously sealed door reinstated. A timber pergola with a pitched roof will connect the main building and outbuilding.



#### Site Layout:

The existing gravel driveway will be retained, providing courtyard space for parking or amenity use.

Sustainability Features: Solar PV panels will be installed to improve energy efficiency, and the extension will feature a green roof.

#### Planning Summary:

Application Type: Application for Full Permission

#### Proposal:

A) Alterations including the erection of a replacement single-storey front/side extension; demolition of the existing link structure and erection of a timber pergola with a pitched roof; installation of timber fenestration on the ground and first-floor rear elevation and first-floor side elevation; installation of solar PV panels on the roof of the front/side extension; partial removal of render on the exterior of the main building; and works for use as a four-bedroom house.

B) Associated Listed Building application.

#### Recommendation Summary:

A) Approve with conditions (CIL liable).

B) Approve with conditions.

Site Details: A two-storey detached property with a single-storey side addition, located behind 155-171 Oakhill Road, accessible via a passageway on the northern side.

Formerly used for office purposes, the building is Grade II listed and situated in the Wandsworth Town Conservation Area, surrounded by residential properties, a school, and a pub garden.

For those eager to review the plans, supporting existing drawings, curated by Alex Tart Architects, are available online. These designs reveal the full potential of the property, offering invaluable insight into its transformation into a bespoke four-bedroom home, with a total floorspace of approximately 180 sq.m. (roughly 2,000 sq.ft.).





## Location

The Old Laundry on Oakhill Road enjoys a prime location in one of Putney's most sought-after residential areas. This quiet, period home-lined street offers easy access to the amenities of Putney and the green spaces of Wandsworth.

Both East Putney Station (District Line) and Putney Mainline Station are close by, providing excellent transport links to central London. Nearby, Wandsworth Park and the Thames offer scenic walks and outdoor activities.

With its strong community feel, proximity to boutique shops, cafe, and top schools like Brandlehow Primary and Putney High, Oakhill Road perfectly balances convenience and tranquillity.



**Guide Price: £1,395,000**

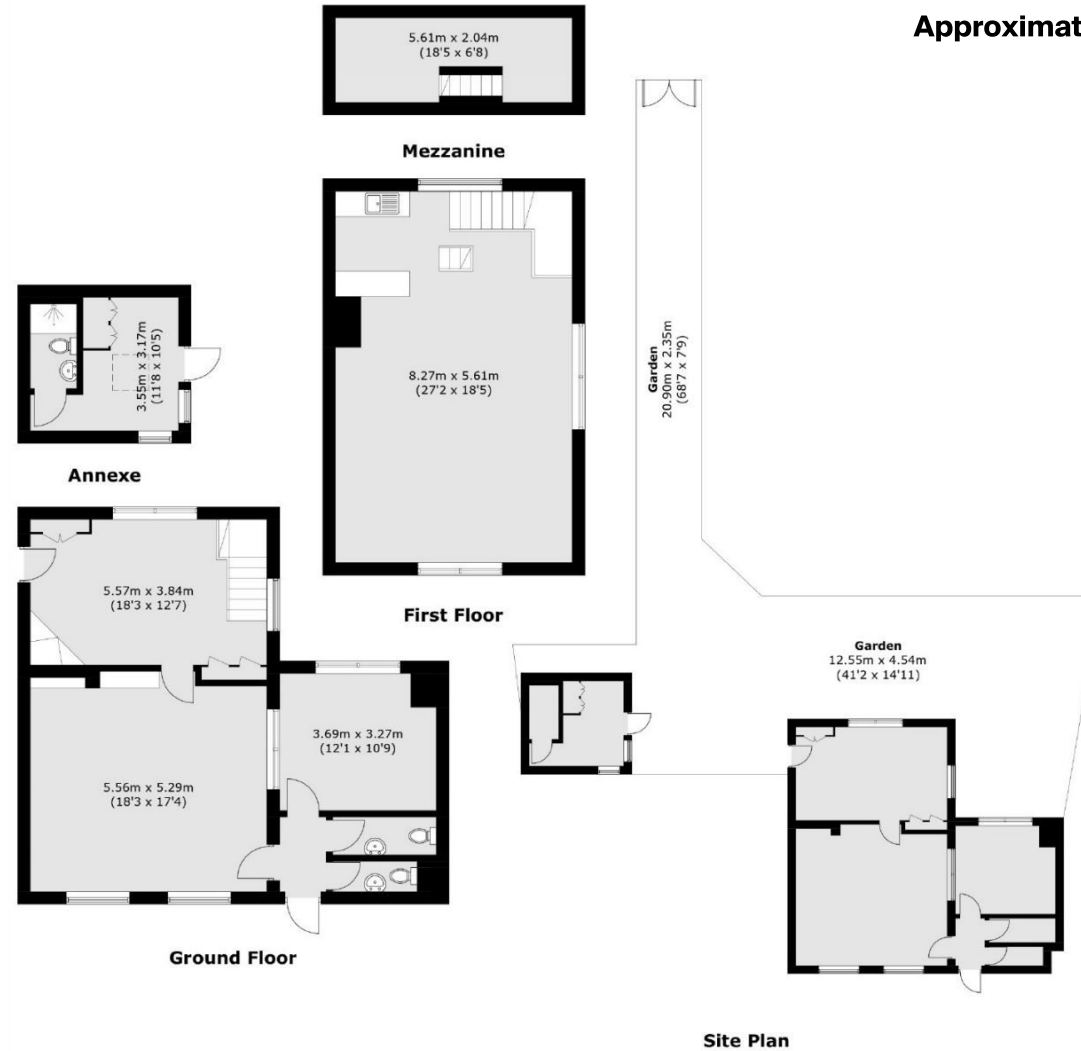
**Tenure: Freehold**

**Local Authority: London Borough of Wandsworth**

**Council Tax Band: D EPC: F**

## Approximate Gross Internal Floor Area 128.1 sq m / 1,378.8 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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