



## 86 London Road

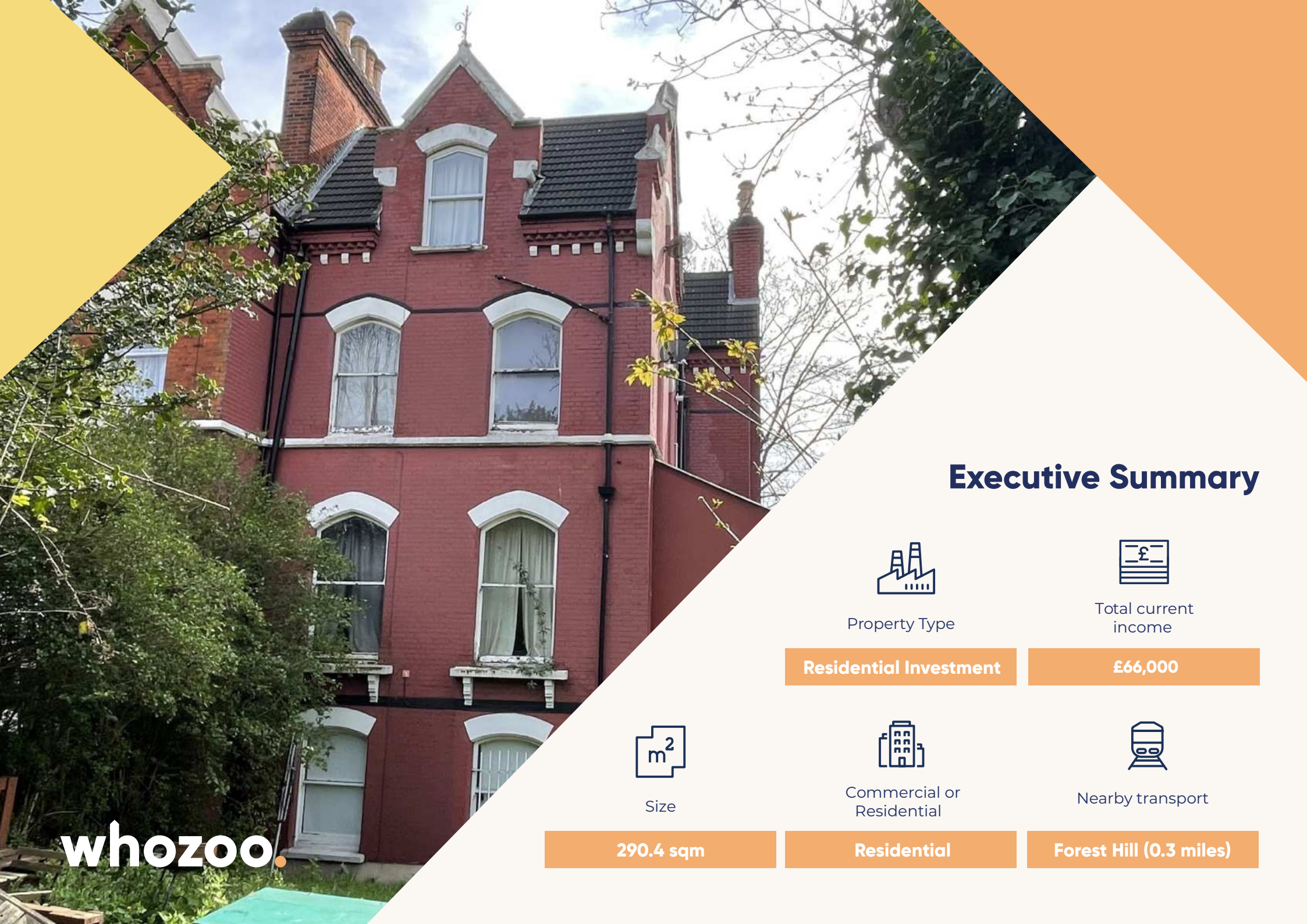
Forest Hill Lewisham  
London, SE23 3PE

**UNBROKEN FREEHOLD  
RESIDENTIAL INVESTMENT  
FOR SALE**

**Offers in the excess  
of £1,550,000**



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## Executive Summary



Property Type

**Residential Investment**



Total current income

**£66,000**



Size

**290.4 sqm**



Commercial or Residential

**Residential**



Nearby transport

**Forest Hill (0.3 miles)**



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## Description

The property is a four storey semi-detached building internally altered to form five self-contained flats situated on a large corner plot. The five flats comprise of 1x 3 bed, 2 x 2 bed and 2 x 1 bed along with a large communal garden. The garden has clear development potential for an extension of the existing semi-detached building. The building may also be suitable for other alternative uses such as offices, nurseries, education, doctors' practices or place of worship (subject to a change of use).

The flats are all tenanted and are on standard AST's. The property is currently under rented and generates an income of only £66,000 per annum with an ERV of £120,000 per annum.

This is a rare value add opportunity to extend the existing building, reconfigure the internals as there are high ceilings and unutilised space and significantly increase the rents.



Nearby transport

**Forest Hill (0.3 miles)**



Local Amenities

**Horniman Museum (130 yards)  
and Dulwich Park (0.7 miles)**

## Location

The property is situated in the London Borough of Lewisham. It is a short walk from the Forest Hill Train station (0.3 miles). This station provides direct access to London Bridge in 20 minutes. In addition, the local High Street is a short walk away with plenty of amenities nearby including the Horniman Museum and Dulwich Park. The A205 is situated directly outside the property which offers direct access into Richmond and Greenwich. The A23 runs on the western part of the property which offers direct access into Surrey and Central London. South London.

There are multiple bus routes nearby including the 176 which offer connectivity to the rest of Gatwick Airport is 60 minutes drive and is accessible via the M23. Heathrow Airport is 65 minutes drive away and is accessible via M4.





## Accommodation schedule:

	Unit	Size (sqm)	Size (sqft)	Rent Per Month	ERV (Estimated rental value) Per Month
1	86A	89	958	£1,050	£3,000
2	Flat 1A	34	366	£850	£1,300
3	Flat 1B	36	388	£950	£1,300
4	Flat 2	65	700	£1,275	£2,200
5	Flat 3	66	710	£1,375	£2,200
<b>Total</b>		<b>290.4</b>	<b>3,122</b>	<b>£5,500</b>	<b>£10,000</b>

# Floorplans:

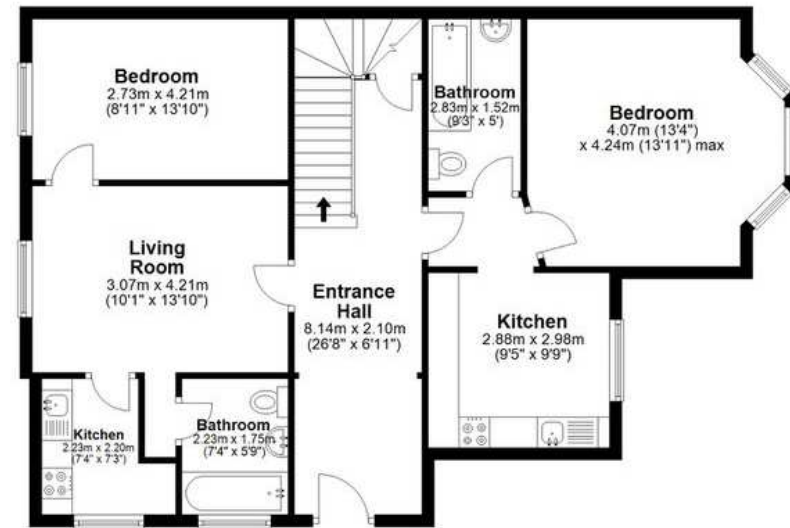
## Ground Floor

Approx. 93.1 sq. metres (1002.5 sq. feet)



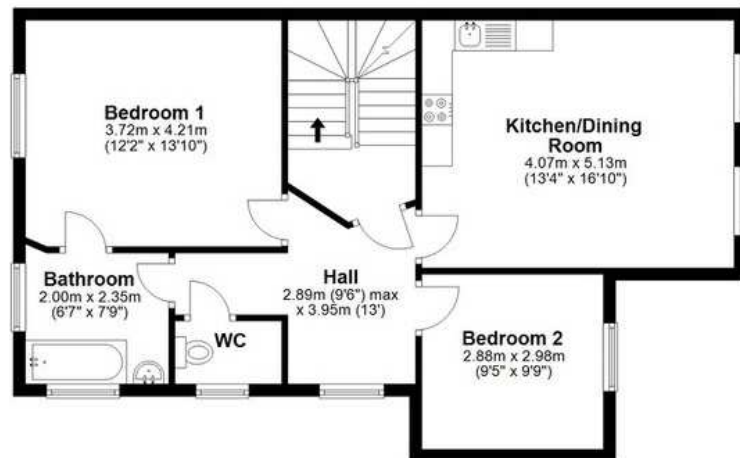
## First Floor

Approx. 84.1 sq. metres (905.5 sq. feet)



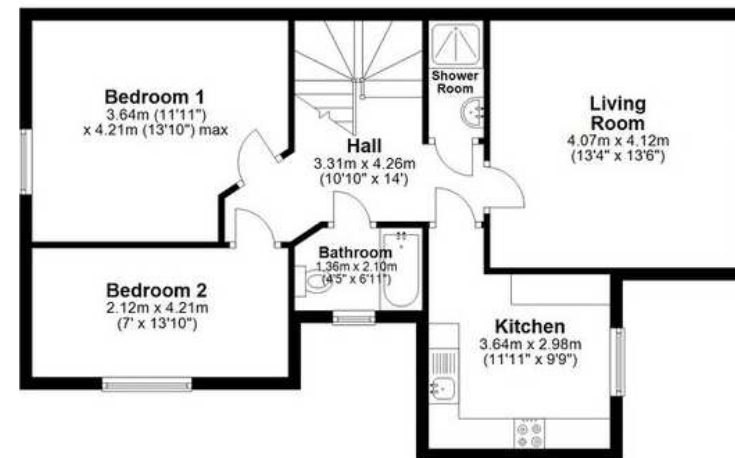
## Second Floor

Approx. 68.6 sq. metres (738.5 sq. feet)



## Third Floor

Approx. 65.4 sq. metres (703.9 sq. feet)



Total area: approx. 311.3 sq. metres (3350.4 sq. feet)

86 London Road, London

## Tenure

Freehold for sale  
(Title number: 263628)

## VAT

The property is not VAT elected

## Viewings

Viewings are strictly by appointment basis only.



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Unit 2, 2 Delacourt Road London SE3 8XA

☎ 0333 200 8330 ✉ info@whozoo.co.uk

[www.whozoo.co.uk](http://www.whozoo.co.uk)

### For more information please contact:



**Nathan King**  
Senior Property Consultant

✉ nathanking@whozoo.co.uk

☎ 0333 200 8330



**Tom Castro**  
Founder

✉ tomcastro@whozoo.co.uk

☎ 0333 200 8330

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