

**HMO INVESTMENT
REVERSIONARY & REFURB POTENTIAL**



**37 BRISCOE ROAD
COLLIERS WOOD, LONDON SW19**

Guide Price £750,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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THE DESCRIPTION

Freehold income producing investment for sale comprises

End terrace freehold house (no garden) which has been extended into the roof space and converted into a 5 bedroom HMO + self contained studio flat

The condition is good / basic and would benefit from a further extension and re configuration to maximise the potential income

Ground floor: Communal lounge, kitchen, Utility room, room 1

First floor: 4 x rooms, bathroom + WC, Shower room + WC

Second floor: self contained studio flat with shower room

THE LOCATION

The property is situated on a residential road just 30 seconds off the High Street and offers immediate access to a number of shops, restaurants and transport links making this a real hot spot for renters

The property would attract not only locals but City workers with Northern Line access needed and staff from St Georges Hospital which only a 5 minute walk away

Nearest Stations

Colliers Wood Underground (northern Line) 0.4 miles

Tooting British Rail Station (Thameslink) 0.8 miles

Nearby Places

Tooting Broadway 0.5 miles

Wimbledon 1 mile



THE INCOME

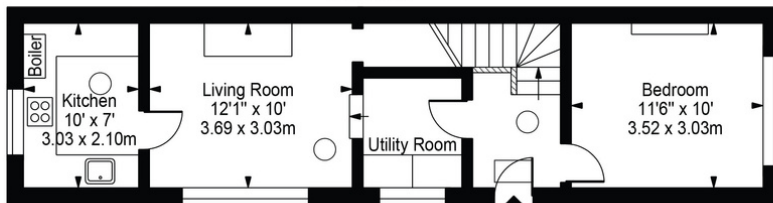
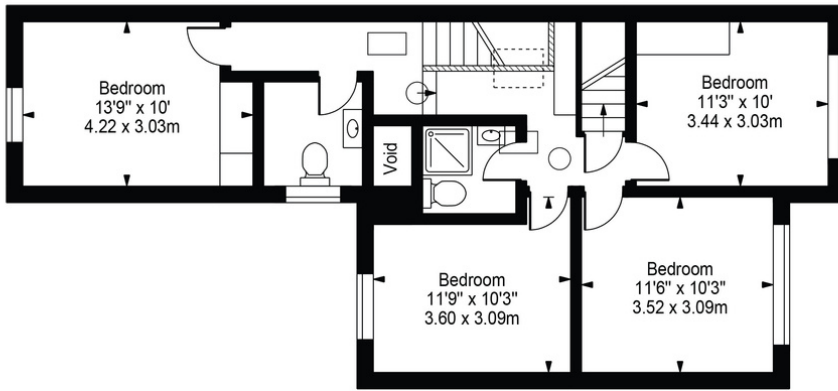
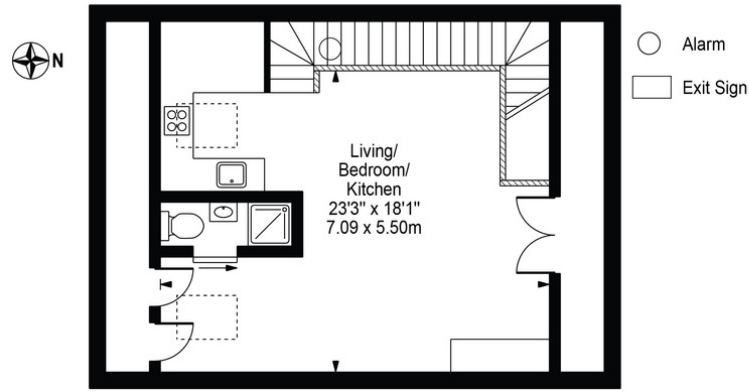
The rooms are let on ASTs and fully compliant with Gas certs, EICR, How to Rent guides and EPCs provided to tenants

Tenants rent includes all bills and the approximate outgoings for the landlord is £1,900 per quarter - All tenancies are currently periodic - 2 rooms are vacant for viewing purposes

Room	Floor	Bathroom	Sq Mt	Sq Ft	Tenancy start date	Term	Rent PCM	Rent P/A	Projected Rent PCM	Projected Rent P/A
1	Ground	Shared	10.6	114	Vacant	6	£780	£9,360	£825	£9,900
2	First	Shared	12.8	138	1/2/16	6	£780	£9,360	£850	£10,200
3	First	Shared	11.1	119	1/4/22	6	£693	£8,316	£850	£10,200
4	First	Shared	10.9	117	1/5/12	6	£693	£8,316	£825	£9,900
5	First	Shared	10.4	112	Vacant	6	£650	£7,800	£825	£9,900
Studio	Second	Private	38.0	409	1/7/20	6	£1,075	£12,900	£1,300	£15,600
				1,009			£4,671	£56,052	£5,475	£65,700

Briscoe Road, SW19 2AH

Approx. Gross Internal Area 1783 Sq Ft - 165.60 Sq M
(Excluding Void)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

THE PLANNING

Subject to the relevant consents it is felt that an additional floor could be added to the property and re configured creating additional space / income

THE PRICE

Guide Price £750,000 Freehold

The property is to be sold with all tenants in situ

THE VIEWING

Contact sole agents Christopher St James 020 8296 1270

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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