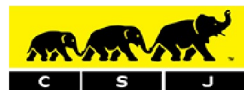




26 HAREWOOD ROAD, COLLIERS WOOD,
LONDON, SW19 2HD

Guide Price £1,250,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Description

Freehold investment for sale **

A high-quality, newly converted freehold investment comprising three self-contained apartments, arranged as one-bedroom, two-bedroom and three-bedroom units, located on a sought-after residential road close to Colliers Wood Underground station and Tooting British Rail station.

Completed to a high standard in 2024, the property has been comprehensively converted to provide three well-proportioned homes, each finished with contemporary kitchens, bathrooms and modern living accommodation. All apartments hold an EPC rating of C, providing an efficient and compliant investment proposition.

Income & Tenancies

The building is currently fully income producing, generating a combined rent of £73,800 per annum, with an estimated rental value of approximately £83,400 per annum. This offers clear scope for income growth as the tenancies are reviewed, while the three-unit configuration also creates flexibility for an investor to retain the asset as a long-term rental investment or, subject to the usual legal and tenure considerations, to sell the apartments individually.

With an estimated break-up value of approximately £1,475,000, the property represents an attractive opportunity to acquire a recently completed residential investment in an established South West London location.

VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email

info@csj.eu.com



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.

Christopher St James
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