

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

£1,250,000 Freehold

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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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.

Location
26 Harewood Road is positioned on a popular residential road in Colliers Wood, a well-connected South West London neighbourhood that continues to attract owner-occupiers, young professionals, families and investors. The property is conveniently located just off Colliers Wood High Street, placing a broad range of everyday amenities, cafés, restaurants and supermarkets within easy reach.

Colliers Wood Underground station is nearby, providing Northern Line services into the City and West End, while Wimbledon town centre, Wimbledon Village and the green open spaces of Wandle Park and the Wandle Trail are also readily accessible. The area benefits from a strong mix of local convenience, excellent transport links and proximity to the wider amenities of Wimbledon, Tooting and central London.

The location has proven appeal for the rental market, offering practical access to central London alongside the lifestyle and value proposition of South West London. The combination of transport connectivity, local facilities and established residential demand makes Harewood Road particularly well suited to both private buyers and long-term investors.

Terms
Guide Price £1,250,000

Viewing
Contact Christopher St James 020 8296 1270

THE SMALL PRINT

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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.
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