

91A DORIEN ROAD, RAYNES PARK, SW20 8EL

£1,100,000 Freehold

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273
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Description
Unbroken residential investment opportunity

This modern, income-producing freehold block of three self-contained apartments was completed in 2021 and is situated in the well-regarded Apostles area of Raynes Park. The property combines strong existing income and conveniently positioned for Raynes Park and Wimbledon Chase stations, local amenities and fast connections into Central London.

2 x two bedroom & 1 x one bedroom units with EPC rating A & B

Location
Dorien Road lies in the popular Apostles area of Raynes Park, positioned between Raynes Park and Wimbledon Chase stations. The location is well placed for local shopping, cafés, supermarkets and everyday facilities around Raynes Park town centre, while Wimbledon is readily accessible for a broader retail, leisure and restaurant offer. Raynes Park station provides regular mainline services to London Waterloo in approximately 20 minutes, and the area also benefits from access to the A3

Income
Current rent is £67,200 with an ERV of £70,200
Break up value estimated at £1,275,000

Terms
Guide Price £1,100,000

Viewing
Contact CSJ on 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.
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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