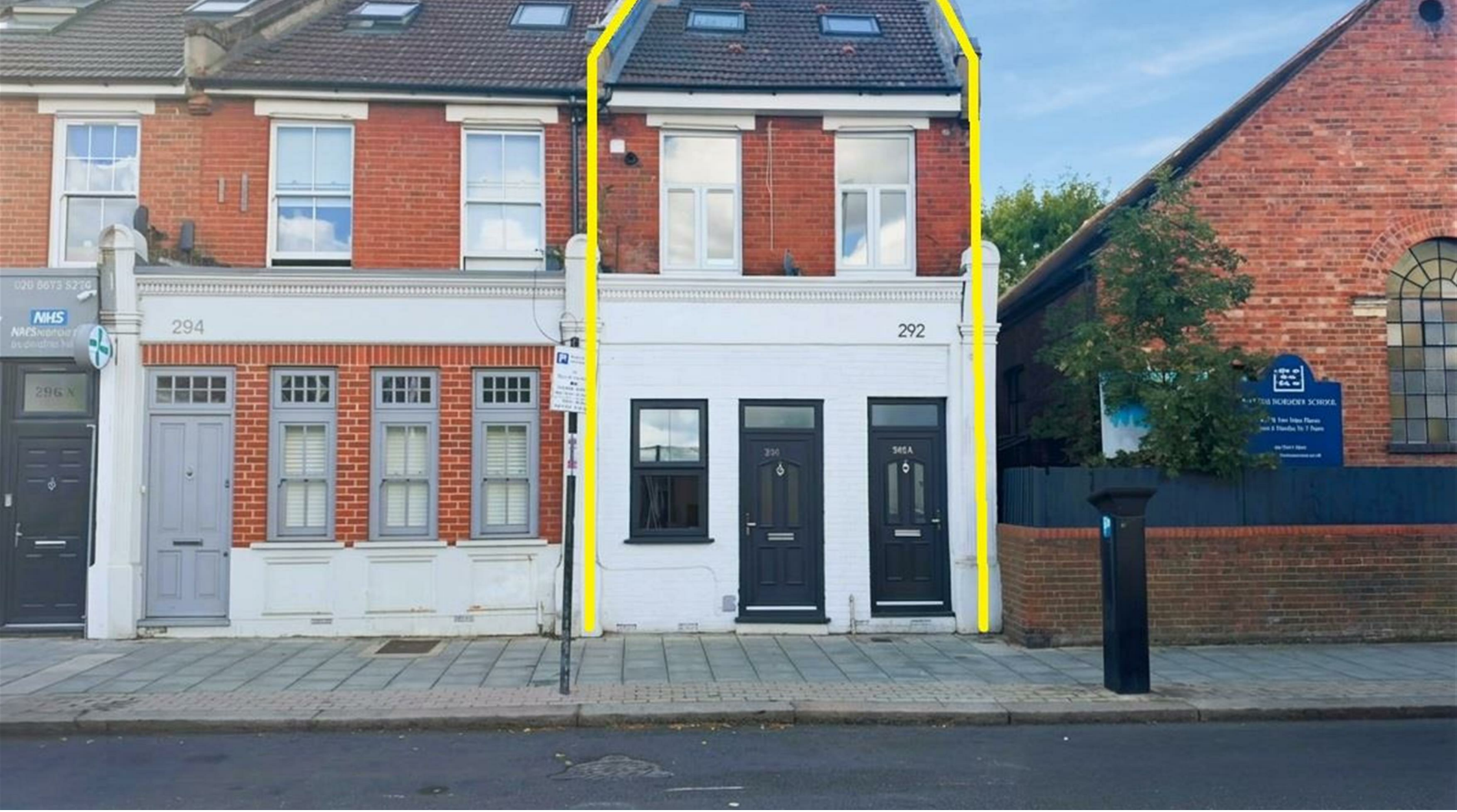


292 CAVENDISH ROAD, LONDON, SW12 0PL

£1,150,000 Freehold

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

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Description

** Freehold investment / break up opportunity for sale **
An attractive pair of recently created two-bedroom apartments within a period conversion completed in 2024, offering an immediate residential income stream in one of South West London's most consistently lettable locations. The property is positioned for the amenities and transport connections of both Balham and Clapham South, appealing to professional tenants and investors alike.
EPC Rating C

Location

Cavendish Road is a well-established residential address within reach of Balham and Clapham South. The property is well positioned for the cafés, restaurants, convenience shopping and leisure facilities of Balham, alongside Northern line services and National Rail connections. Balham is noted for its strong commuter credentials, with rail services to Victoria taking around 15 minutes, while Clapham South provides further Underground access.

Income

The property is fully let producing £62,400 with an ERV of £65,000 pa

Terms

Guide Price £1,150,000

Viewings

Please contact agents Christopher St James 020 8296 1270

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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