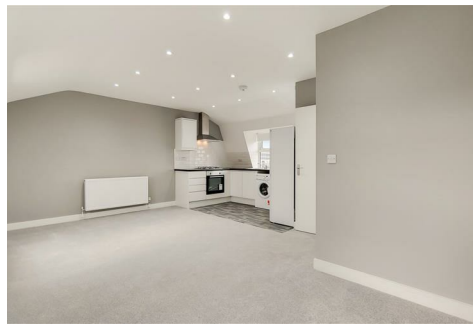


STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Coldharbour Lane, London, SW9 8SE

Portfolio Of Properties

Twenty Six Units

Freehold

Company for Sale

Fantastic Opportunity

Fully Let and Managed

£8,000,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic opportunity to purchase this large portfolio of properties comprising of 19 apartments in Brixton (freehold), a mid terraced house in Tooting, two studios, a one bed flat, commercial unit, plus the freehold in Thornton Heath and two flats in Streatham (Freehold). The properties are all let and achieving a staggering income of £423,784,40 per annum and all managed by Stapletonlong.

The portfolio is available to purchase as company.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Please call to discuss in more detail.

Freehold

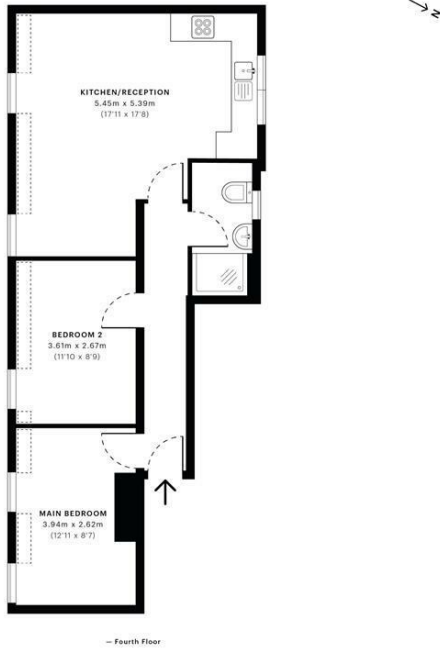
STAPLETON LONG

Grosvenor Mansions, SW9

CAPTURE DATE: 01/03/2021 LASER SCAN POINTS: 14,951,387

GROSS INTERNAL AREA

55.64 sqm / 598.90 sqft



— Fourth Floor

GROSS INTERNAL AREA (GIA) The floor-to-floor height 55.64 sqm / 598.90 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes extensions, restricted heights 52.31 sqm / 563.06 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Standard use area under 1.5m 2.85 sqm / 30.68 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured on the scan.

SW9 assessment: 53.82 sqm / 580.84 sqft
SW9 assessment: 53.23 sqm / 572.96 sqft
SW9 ID: 60330e44a758210b0c0f8956

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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