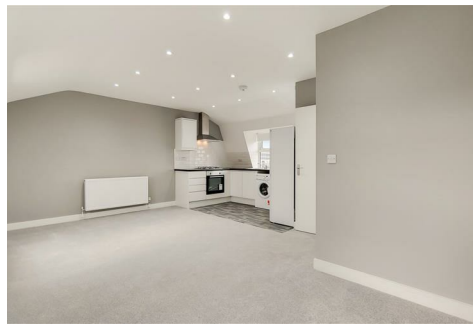


# STAPLETON LONG

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

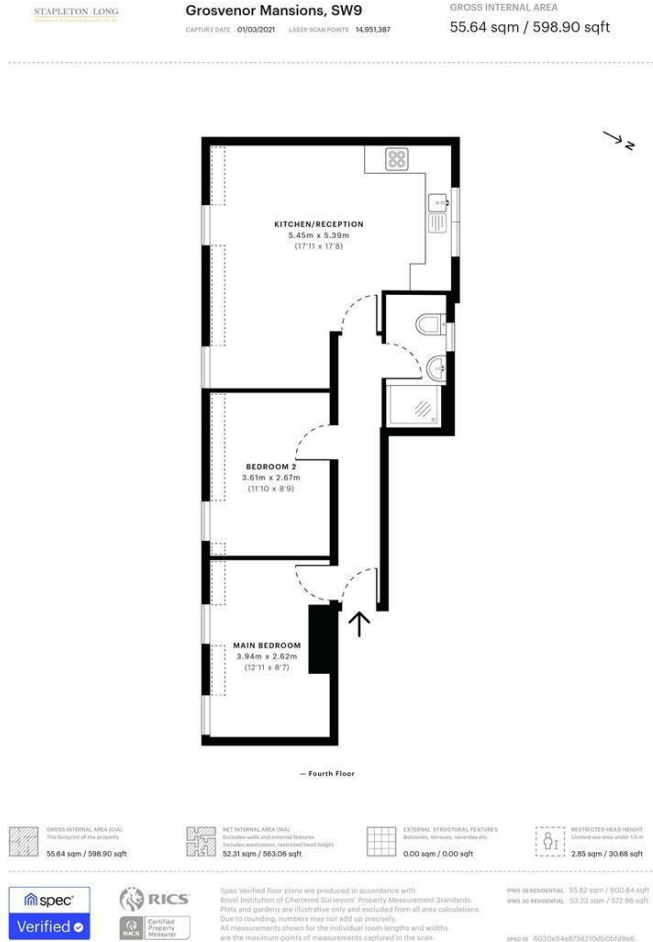
**£8,000,000 Freehold**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

Offers are invited to purchase this Company by way of 100% share transfer  
 The company has been in single family ownership since incorporation.  
 A fantastic opportunity to purchase a Property Company with  
 portfolio of Freehold investment properties currently generating an  
 annual income of £423,784,40  
 The portfolio consists:



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			
<b>England &amp; Wales</b>		<b>80</b>	<b>80</b>
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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.

- a. Two newly extended and refurbished mansion blocks containing 19 apartments located close to the heart of Brixton.
- b. An Edwardian terrace property in Streatham containing two purpose built flats.
- c. A Victorian three bedroom mid-terraced house off Upper Tooting Road ( A24)



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(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>80</b>

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



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d. A Victorian terrace property located on London Road ( A23) comprising a lock-up shop and four flats. Please call to discuss in more detail.

Freehold



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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>80</b>

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