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FOR SALE



Prime Residential Portfolio For Sale Clapham Old Town SW4

- 4 Town Houses currently configured as 11 apartments.
- Fully let and income producing subject to 9 AST's and 2 Regulated Tenancies.
- Future potential to create additional floor space, redevelopment to create large family dwellings or to create additional apartment units (STPP).
- Price On Application

6, 8, 12, 20 Liston Road, London SW4 0DF

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LOCATION

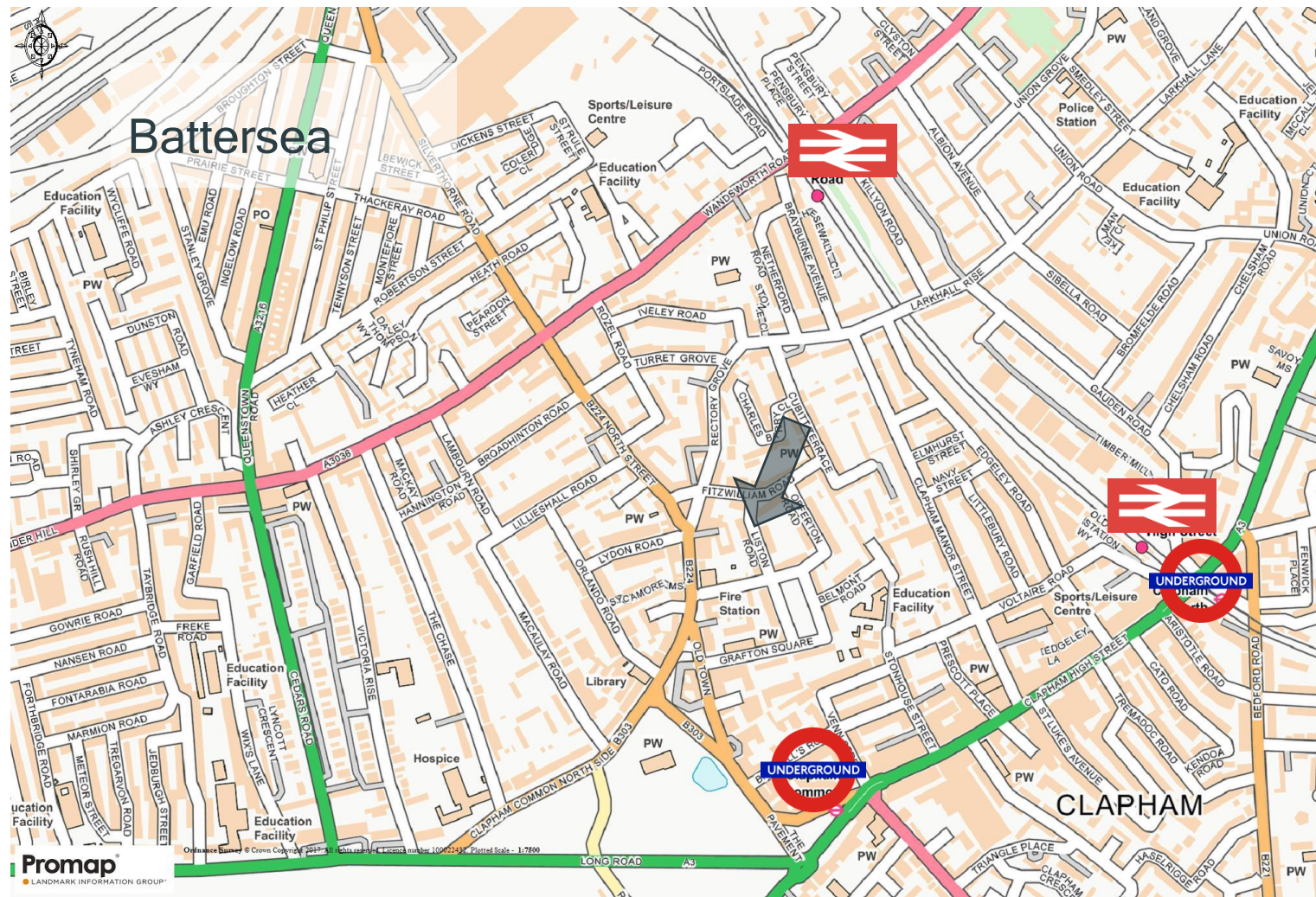
The properties are located on the West Side of Liston Road, just off Grafton Square in the desirable Clapham Old Town Conservation area.

Walking distance (Less than 10mins) to Clapham Common and Clapham High Street stations, the properties are well connected by the Northern and Overground Lines as well as Mainline Rail Services.

Regular bus routes operate through Clapham Common and through Battersea along Wandsworth Road.

DEMOGRAPHICS (1 MILE RADIUS)

2015 Population: 104,476
2015 Population 18+: 87,110
2015 Population 65+: 4,074
Average Age: 34 Years

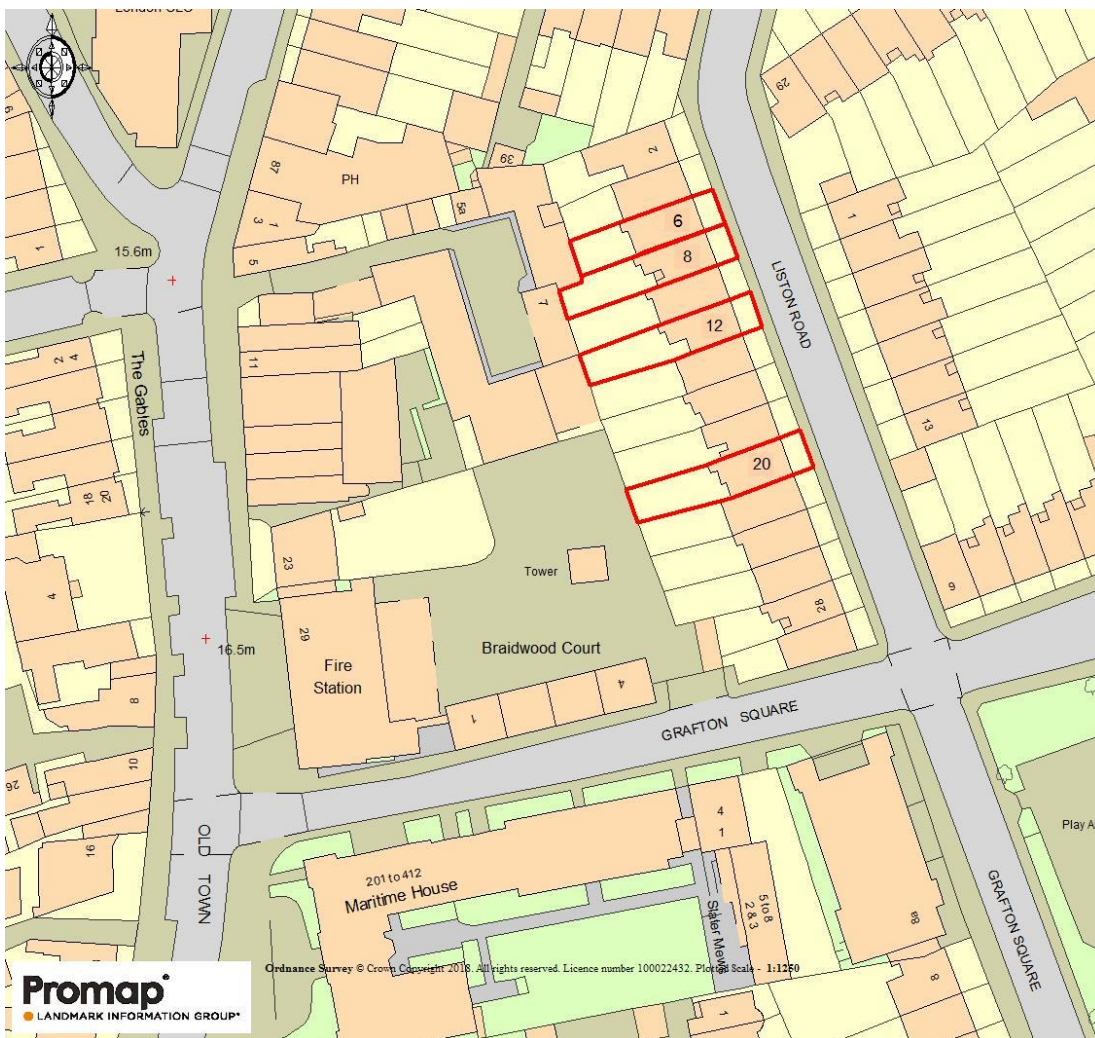


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DESCRIPTION

Rarely available as one lot, we are instructed to market this portfolio of 4 Victorian terraced houses, currently configured as 11 individual apartments.

No.'s 6, 8 and 12 each have 3 apartments: A 1 bed on the LG floor, a 1 bed on the UG floor and a split level 3/4 bed across the 1st and 2nd floors. The LG/UG apartments have shared access to the garden which face WWS.

No. 20 has the benefit of a roof extension and therefore has a large split level 2/3 bed garden flat over the LG/UG floors with a 4 bed over 1st-3rd floors.

All apartments are currently let and income producing, with 9 AST's and 2 regulated tenancies.

*Rent and accommodation schedule below, with floorplans available on request.

The portfolio has been in the ownership of 1 family for in excess of 50 years and has been periodically updated. Condition photos available on request.

Development Potential

Subject to Planning Permission, we understand there is development potential to convert the properties back into large family dwellings. A good example of this can be found at [18 Liston Road – Lambeth Planning Ref: 18/00090/FUL](#) recently granted.

There may also be the potential to extend into the roof, and to the rear to create additional units, subject to vacant possession and necessary planning consents.

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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

Accommodation and Rent Schedule

Floor plans and additional photos are available on request.

Address	Apt.	Floor	Beds	Approx. NIA (Sq Ft)	Tenant Type	Rent PA (£)
6 Liston Road	A	LG	1	711	AST	£18,240
	B	UG	1	618	AST	£17,880
	C	1 st /2 nd	4	1081	AST	£35,880
				2410		£72,000
8 Liston Road	A	LG	1	702	AST	£17,520
	B	UG	1	599	AST	£16,120
	C	1 st /2 nd	3	1086	Reg. Tenancy	£8,309
				2387		£41,949
12 Liston Road	A	LG	1	741	AST	£18,384
	B	UG	1	646	AST	£20,040
	C	1 st /2 nd	4	1083	AST	£37,380
				2470		£75,804
20 Liston Road	A	LG/UG	3	1289	Reg. Tenancy	£8,855
	B	1 st /2 nd /3 rd	4	1436	AST	£39,180
				2725		£42,755
Total				9992		£237,788

Typical Layout:

12 Liston Road, SW4

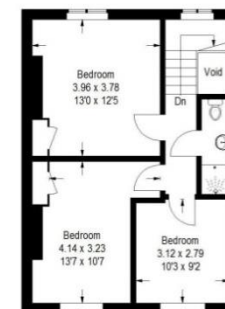
Approximate Gross Internal Area
Lower Ground Floor (Excluding Store)
68.9 sq m / 741 sq ft
Upper Ground Floor = 63.7 sq m / 686 sq ft
First Floor = 66.0 sq m / 692 sq ft
Second Floor (Excluding Void)
45.6 sq m / 491 sq ft
Total = 233.2 sq m / 2510 sq ft



Lower Ground Floor



Upper Ground Floor



Second Floor



First Floor

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20 Liston Road



12 Liston Road



8 Liston Road



6 Liston Road

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PRICE

Price On Application

Unconditional offers are invited for the freehold interests in the portfolio. Properties to be sold subject to the existing AST and Regulated Tenancies.

SUBJECT TO CONTRACT

CONTACT

For further documents, images and comparable information please contact the joint agents:

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Or visit the data room:

Evanspearson.co.uk/listonroad



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