

**INVESTMENT PORTFOLIO**  
**FOR SALE**

**KALMARs**

COMMERCIAL

020 7403 0600



**SOUTH EAST LONDON RESIDENTIAL PROPERTY  
INVESTMENT OPPORTUNITY  
LEWISHAM ROAD, SE13**

A unique opportunity to acquire a character freehold building consisting of 4 luxury apartments.

# RESIDENTIAL INVESTMENT FOR SALE

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## DESCRIPTION:

Brewery House is an attractive late Victorian building constructed around 1885 with Gothic and Italianate detailing. The newly converted apartments have been skilfully designed by Lowe Architects and have been professionally converted to a high standard producing an exceptional suite of four bright and spacious apartments. Each apartment is generously proportioned with open plan living spaces, high ceilings, original architectural features and private outside spaces.

## LOCATION

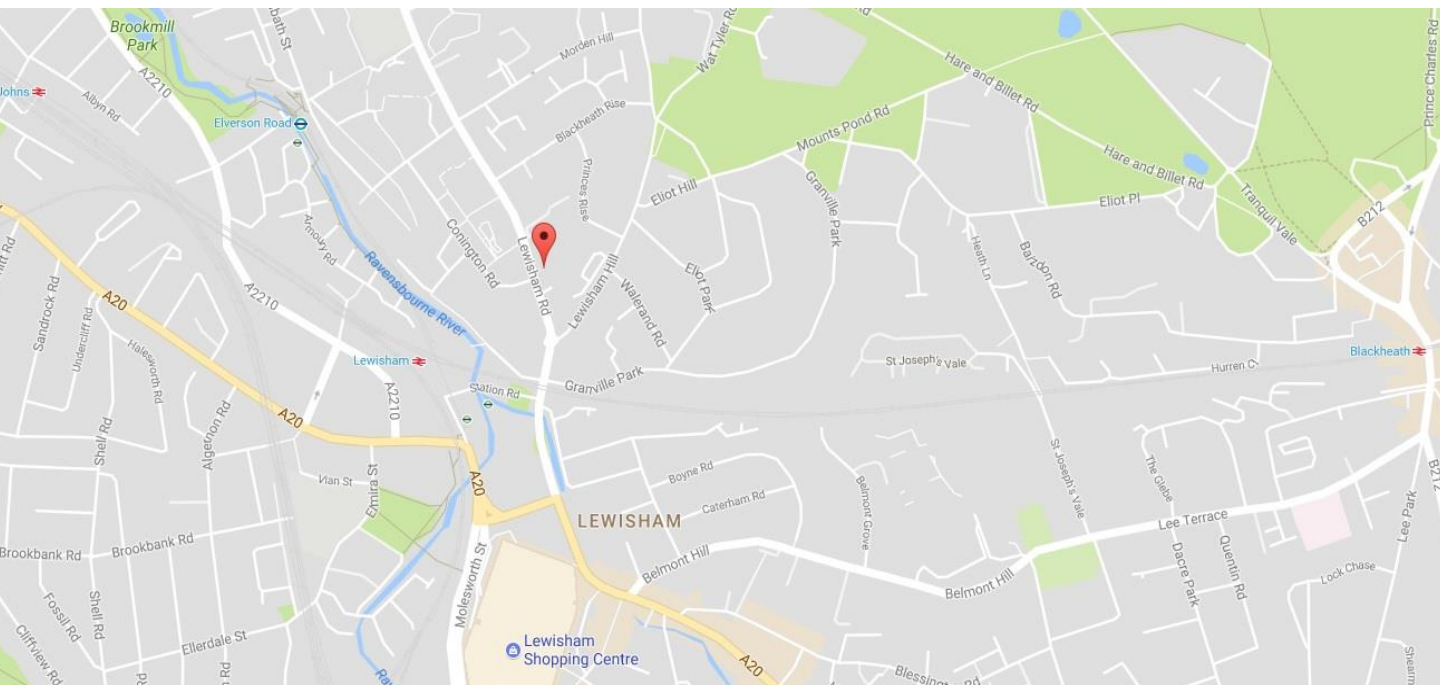
Situated in potentially one of the fastest developing areas in London at Lewisham town centre, which is nearing the completion of an extensive regeneration. The location has excellent transport links, with Lewisham station around 300m away, providing access to London Victoria, London Bridge, Cannon Street, Charing Cross and Canary Wharf via the DLR. There is also good access to over 20 different bus routes at close by bus stops which have routes into London, Bromley, Greenwich, Blackheath, Brockley and Bermondsey. For those who prefer two wheels there is ample bike storage on site, opening up the whole of London.

## TENANCIES

The individual units are vacant. A schedule detailing achievable rental values is available on request.

## TENURE

The property will be sold freehold with vacant possession



**157 LEWISHAM ROAD,  
SE13 7PZ**

## SCHEDULE OF ACCOMMODATION

FLAT	FLOOR	BEDS	NET INTERNAL		£/SQ. FT.	ASKING PRICE	TENURE	AMENITY	
			SQ M	SQ FT					
1	BT/GD	2	88.00	947	607	£575,000	LEASEHOLD	GARDEN	
2	GROUND	1	41.00	441	850	£375,000	LEASEHOLD	GARDEN	
3	FIRST	3	82.00	883	623	£550,000	LEASEHOLD	TERRACE	
4	SECOND	2	73.00	786	636	£500,000	LEASEHOLD	-	
					3057	£500,000			
						£2,000,000			

Scheme Summary			GIA (Sq Ft)				Gross Prices (£)		
Type	Number	Mix %	Total	Average	Min	Max	Total	Average	£/sq ft
1	1	25.00	441	441	441	441	375,000	£375,000	849.72
2	2	50.00	1,733	866	786	947	£1,075,000	£537,500	620.32
3	1	25.00	883	883	883	883	550,000	£550,000	623.13
Summary	4	100.00	3,057	730			£2,000,000		



### PRICE

Offers in the region of £2,000,000

### VIEWING

By Appointment through sole agents

### CONTACT

Adam Rosan

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E: adamr@kalmars.com

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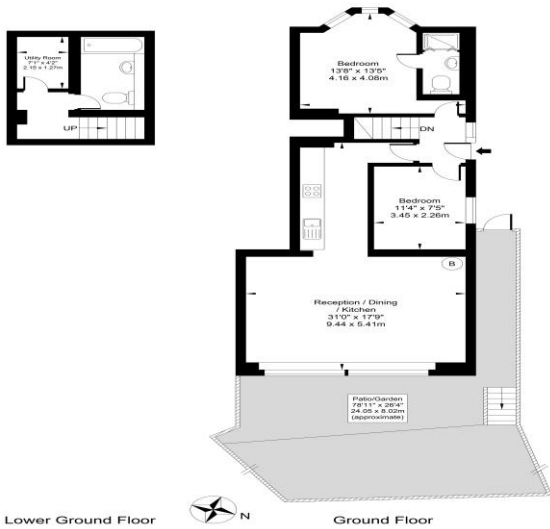
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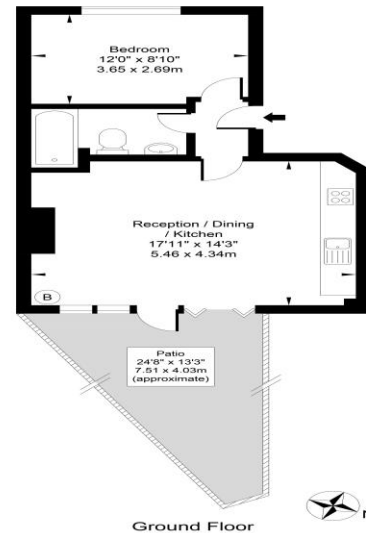
020 7403 0600

## APT 1



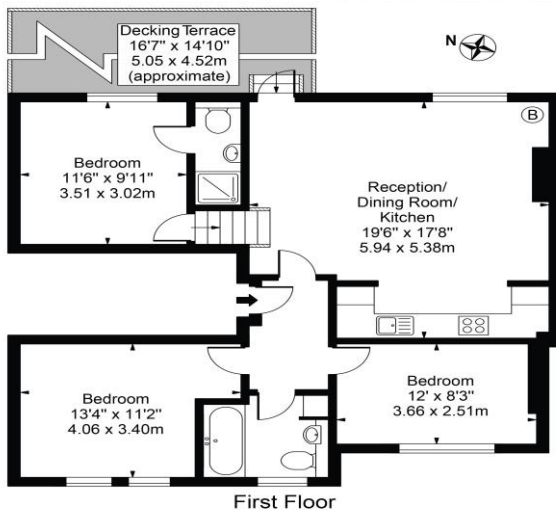
Lower Ground Floor  
Ground Floor  
For Illustration Purposes Only - Not To Scale - Floor Plan by Inter Design Photography  
www.interdesignphotography.com  
This floor plan should be used as a general outline for guidance only.  
All Measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2016.

## APT 2



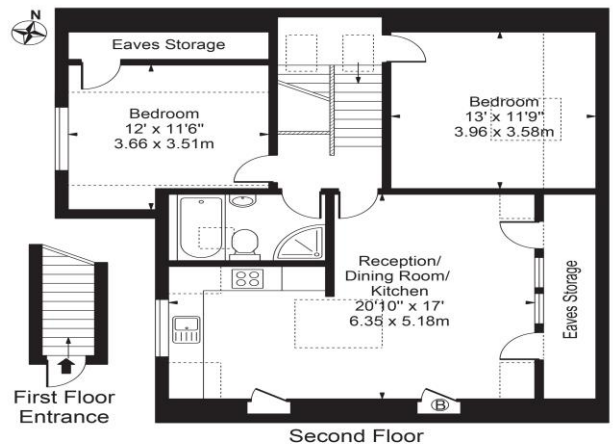
Ground Floor  
For Illustration Purposes Only - Not To Scale - Floor Plan by Inter Design Photography  
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## APT 3



First Floor  
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## APT 4



First Floor  
Second Floor  
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