

**TO BE SOLD AT ALLSOP AUCTION
21ST OCTOBER 2024 - UNLESS SOLD PRIOR**

**FOR THE
FIRST TIME
ON THE MARKET
IN OVER 90 YEARS**



**RESIDENTIAL INVESTMENT OPPORTUNITY
34 & 36 HOLYPORT ROAD, FULHAM SW6 6LZ**

34 HOLYPORT ROAD

Arranged over Ground and First Floor as two flats producing £36,425 p.a. including 1 x regulated tenancy:

Flat	Description	Size (m2)*	Size (ft2)*	AST Start	AST End	Rent (week)	Rent (Month)	Rent (Year)	ERV (Year)
34 G	1 Bed + Garden	49	527	24/02/2023	23/04/2026	£369.23	£1,600.00	£19,200	£23,400
34 1	1 bed	51	549	Regulated Tenant		£250.48	£1,085.41	£13,025	£13,025
Total		100	1076	*Sizes taken from EPCs		£619.71	£2,685.41	£32,224.92	£36,425.00

PROPOSAL

**GUIDE PRICE
£600,000+**
(Six Hundred Thousand Pounds plus) subject to contract.

We understand the regulated tenant is a single male in his 80's.

36 HOLYPORT ROAD

Arranged over Ground and First Floor as two flats producing £40,400pa.
There is potential to extend into the loft and convert the house into a single family home.

Flat	Description	Size (m2)*	Size (ft2)*	AST Start	AST End	Rent (week)	Rent (Month)	Rent (Year)	ERV (Year)
36 G	1 Bed + Garden	46	495	05/03/2022	04/05/2025	£426.92	£1,850.00	£22,200	£23,400
36 1	1 bed	51	549	01/01/2023	31/12/2024	£350.00	£1,516.67	£18,200	£19,500
Total		97	1044	*Sizes taken from EPCs		£776.92	£3,366.67	£40,400.04	£42,900.00

PROPOSAL

**GUIDE PRICE
£700,000+**
(Seven Hundred Thousand Pounds plus) subject to contract.

TENURE

Freehold

EPC

EPC rating is available upon request.

CONTACT US

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