

TO BE SOLD AT ALLSOP AUCTION

17th & 18th SEPTEMBER 2025 - UNLESS SOLD PRIOR

FIRST TIME ON THE MARKET IN 50 YEARS

5 ST LEONARD'S ROAD, SURBITON KT6 4DE



INCOME PRODUCING RESIDENTIAL INVESTMENT

- An opportunity to acquire an income producing residential investment comprising 4 self-contained flats.
- The property is situated in a highly desirable Surbiton riverside location, 0.4 miles from Surbiton Station, which offers direct access to London Waterloo in 17 minutes.
- Arranged as 3 x 2 beds and 1 x 3 beds.
- Measuring 2,809 sq ft NIA.
- The property is fully let producing a rent of £65,832 per annum.
- The property benefits from immediate reversion, with an Estimated Rental Value of £104,700 per annum.
- Being sold at a significant discount to the breakup value.
- Several surface car parking spaces alongside 3 x garages are positioned to the rear of the property offering development potential, subject to necessary consents.
- Refurbishment of the units could increase the breakup value of the units by a further circa £250,000.
- Freehold.

Guide Price - £1,350,000 + (One Million, Three Hundred and Fifty Thousand Pounds) subject to contract, which reflects a Reversionary Yield of 7.8% and a low capital value of £480 psf based off the NIA.

ACCOMMODATION & TENANCY SCHEDULE

UNIT	DESCRIPTION	AREA (SQM)	AREA (SQ FT)	RENT (PCM)	RENT (PA)	ERV PCM	ERV PA	BREAKUP	£ PSF
FLAT A	2 BED	69	742	£1,350	£16,200	£2,000	£24,000	£420,000	£566
FLAT B	2 BED	67	721	£1,400	£16,800	£2,000	£24,000	£430,000	£596
FLAT C	2 BED	68	732	£852	£10,224	£2,400	£28,800	£500,000	£683
FLAT D	3 BED	57	614	£1,884	£22,608	£1,950	£23,400	£450,000	£733
GARAGES X 3						£375	£4,500	£60,000	
TOTAL		261	2,809	£5,486	£65,832	£8,725	£104,700	£1,860,000	£662

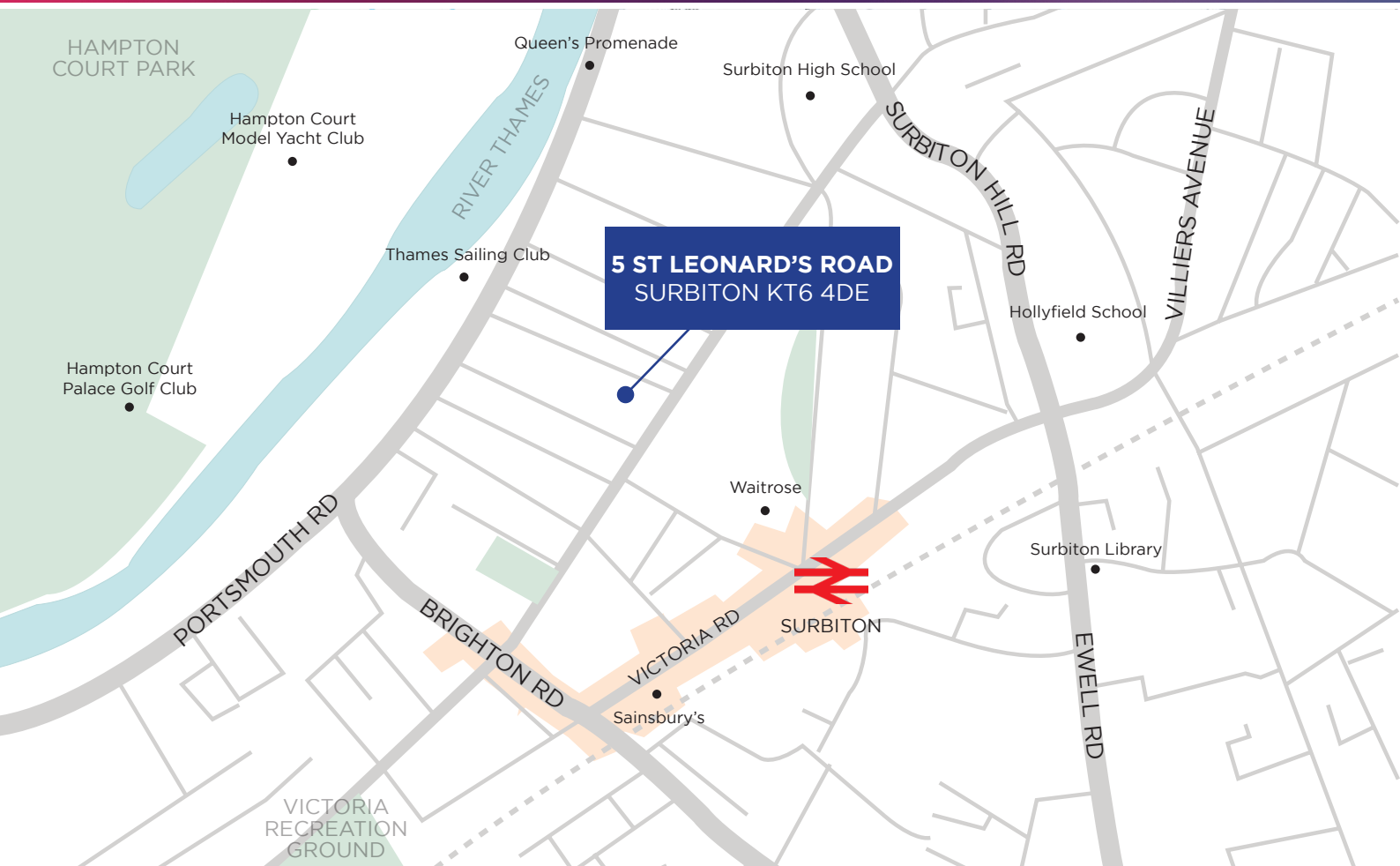
FLOOR PLAN



GROSS INTERNAL AREA
 BASEMENT: 75 m², 808 SQ FT, GROUND FLOOR: 71 m², 764 SQ FT
 FIRST FLOOR: 74 m², 796 SQ FT, SECOND FLOOR: 57 m², 614 SQ FT
 TOTAL: 277 m², 2982 SQ FT



LOCATION



TENURE

Freehold.

MATTERPORT

Click here to access 360 Virtual Tours:

Flat A

Flat B

Flat C

Flat D



PROPOSAL

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CONTACT

JAMIE SMAJE

+44(0)20 7266 8527

+44(0)7773 435 990

j.smaje@estate-office.com

MAX GOURGEY

+44(0)20 7266 8542

+44(0)7447 038 184

m.gourgey@estate-office.com

JACK RODOL

+44(0)20 7266 8540

+44(0)7824 510 555

j.rodol@estate-office.com

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