

TO BE SOLD AT ALLSOP AUCTION

17th & 18th SEPTEMBER 2025 - UNLESS SOLD PRIOR

FIRST TIME ON THE MARKET IN 50 YEARS

FLAT 7, 7 PARKLANDS SURBITON KT5 8AE



INCOME PRODUCING RESIDENTIAL INVESTMENT

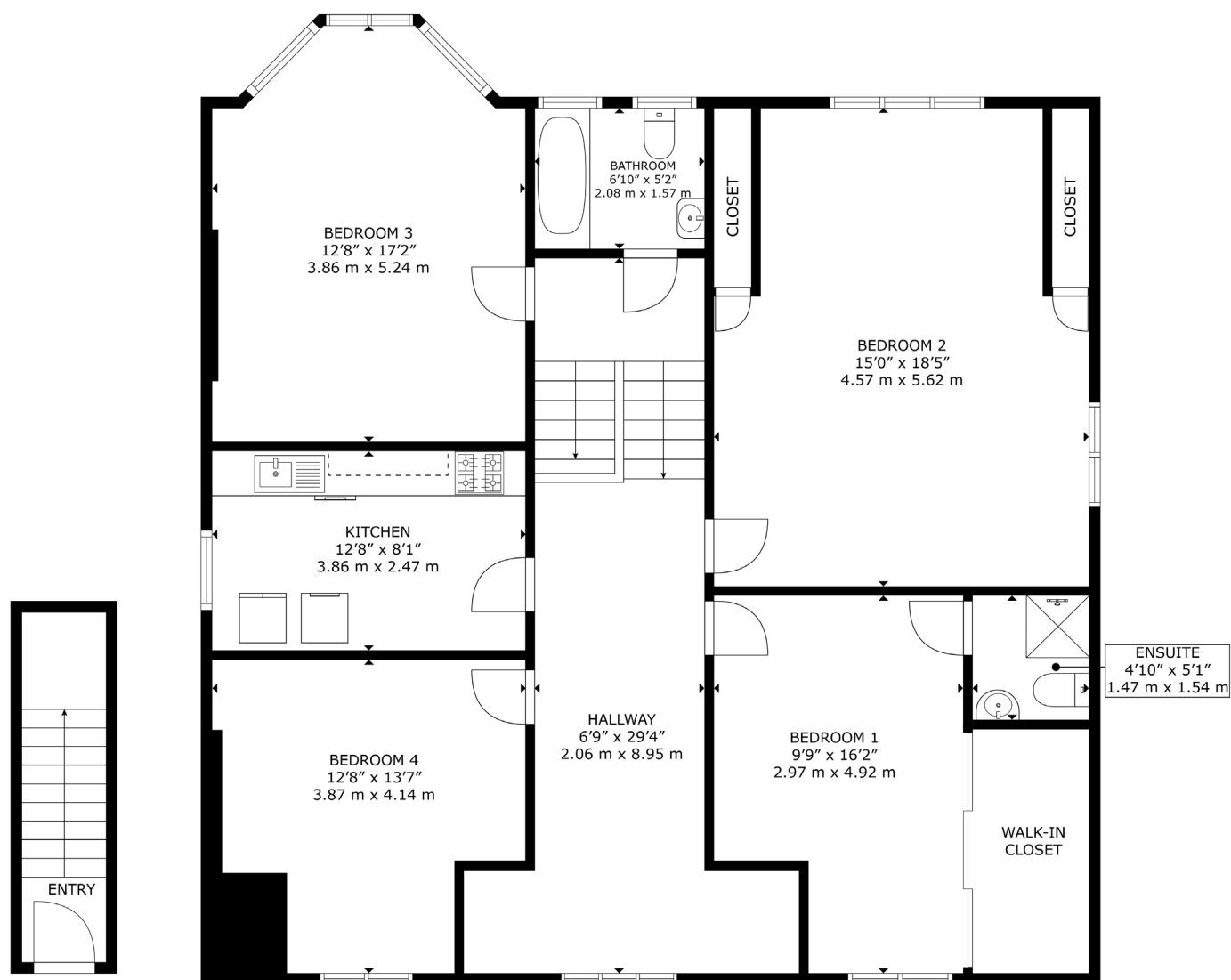
- An opportunity to acquire a large 3 bedroom flat.
- Ideally located 0.6 miles from Surbiton Station, which offers direct access to London Waterloo in 17 minutes.
- Measuring 1,259 sq ft.
- The property is let producing a current passing rent of £24,000 per annum.
- Potential to split into two flats, subject to obtaining the necessary consents. The new lease will allow for sub-division.
- Leasehold - New 999 year lease to be granted upon completion.

Guide Price - £395,000 + (Three Hundred and Ninety Five Thousand Pounds) Subject to contract, which reflects a low capital value of £314 psf.

TENANCY SCHEDULE

UNIT	DESCRIPTION	AREA (SQM)	AREA (SQ FT)	RENT (PCM)	RENT (PA)	BREAKUP	£ PSF
FLAT 7	3 BED	117	1,259	£2,000	£24,000	£575,000	£457

FLOOR PLAN

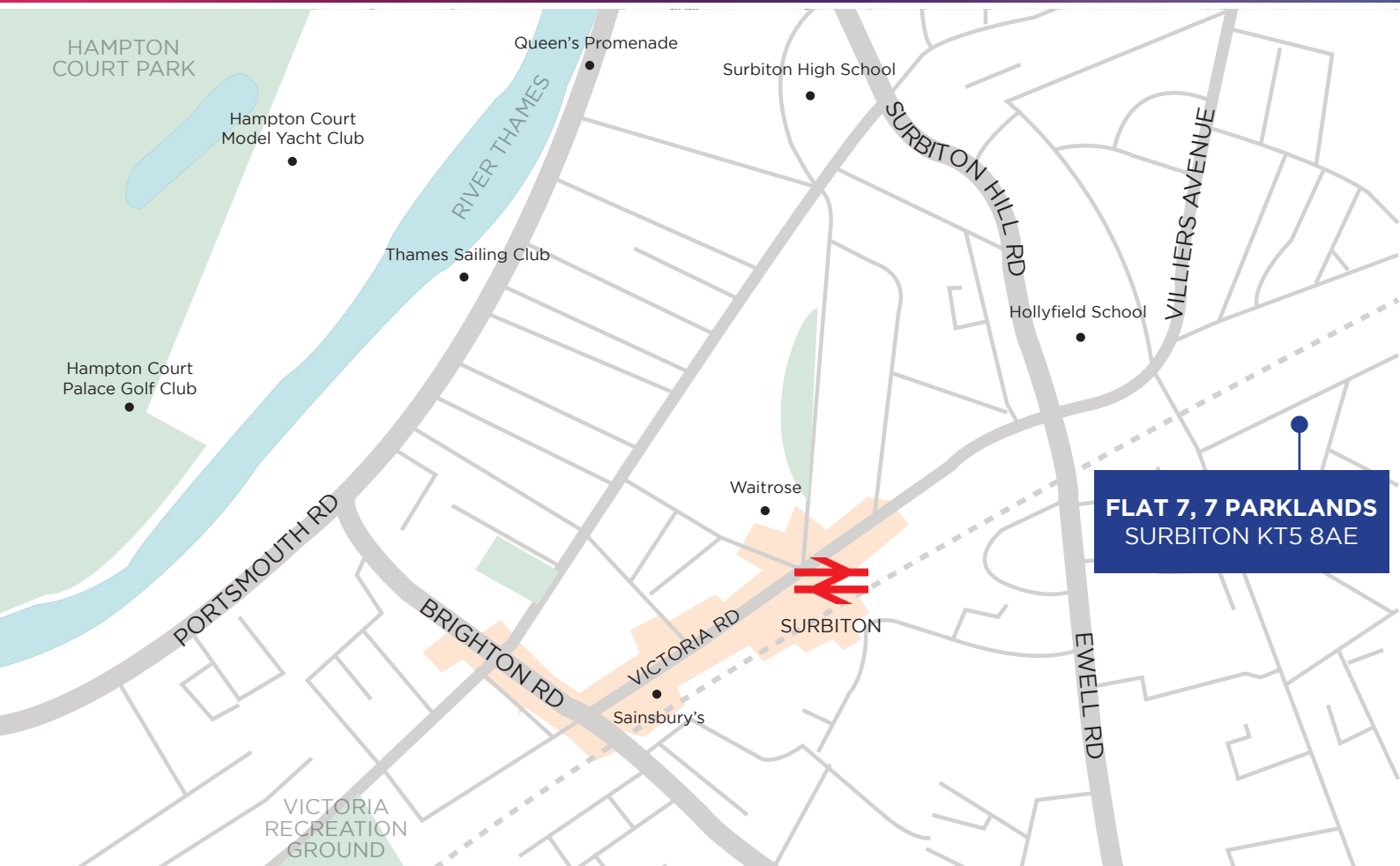


FLAT 7

GROSS INTERNAL AREA
TOTAL AREA: 1,259 sq. ft , 117 m²



LOCATION



FLAT 7, 7 PARKLANDS
SURBITON KT5 8AE

TENURE

999 Year Leasehold.



PROPOSAL

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CONTACT

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