



Lingfield Avenue, KT1

£1,200,000

Dexters are delighted to introduce for sale the freehold of a fully let "turnkey" investment opportunity located in Kingston upon Thames, Greater London KT1.

The building has been sympathetically converted creating 4nos. one-bedroom self-contained flats, (2nos. flats on the ground floor and 2nos. flats on the first floor).

The flats are currently fully let generating a Gross Income of £62,100 per annum, representing a Gross Yield of 5.175% pa at the Guide Price.

Situated within the Royal Borough of Kingston Upon Thames, the property is located within 1.33 kilometres of Kingston town centre featuring a plethora of shops, coffee shops, cafés, restaurants and department stores including The Bentall Centre Shopping Centre, John Lewis & Partners and Fenwick's. Kingston railway station is within 1.37 kilometres providing direct trains to London Waterloo. The smaller town centre of Surbiton is within 1 kilometre providing a selection of mainstream and boutique shops. Surbiton railway station is within 1.1 kilometres providing direct trains to London Waterloo, with the fast train service arriving at London Waterloo within circa 18-minutes. The river Thames is located within 712 metres.

Freehold HM Land Registry Title Number SGL74727. Note: The property will be sold with the tenants in situ.

Features

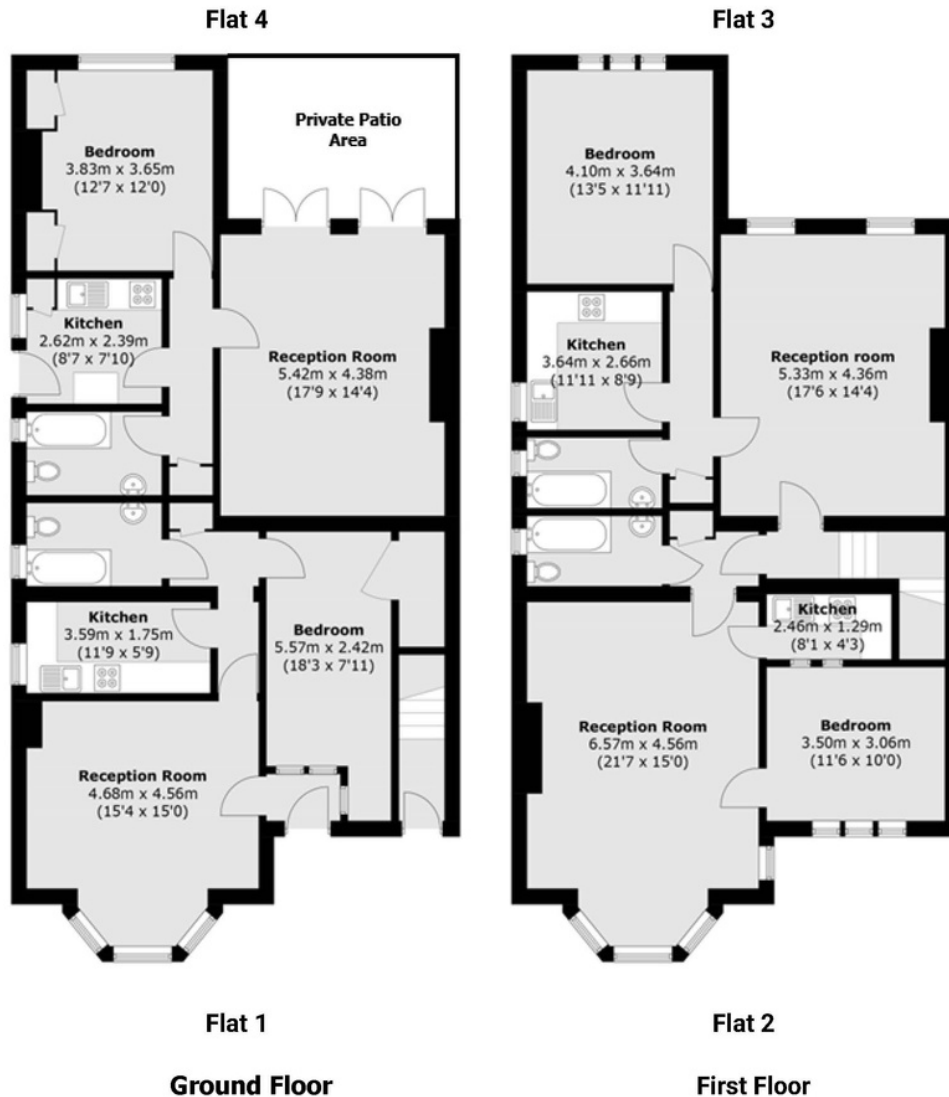
- Fully let "turnkey" investment opportunity
- 4 one-bedroom self-contained flats
- Gross Income of £62,100 per annum, representing a Gross Yield of 5.175% pa
- Property sold with the tenants in situ
- Located within the Royal Borough of Kingston Upon Thames

Lingfield Avenue, Surbiton, KT1

Dexters

London Property Professionals

22 Lingfield Avenue, Kingston Upon Thames KT1 2TN



Total area (approx.): 224.8 sq. m (2,419.7 sq. ft)



Property sales, lettings and management. Development and investment advisors. Specialist residential Chartered Surveyors.

Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
Dexters London Limited, Company Registration Number 04180511

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Land and Investments
12 The Broadway
London
SW19 1RF
020 8614 1216

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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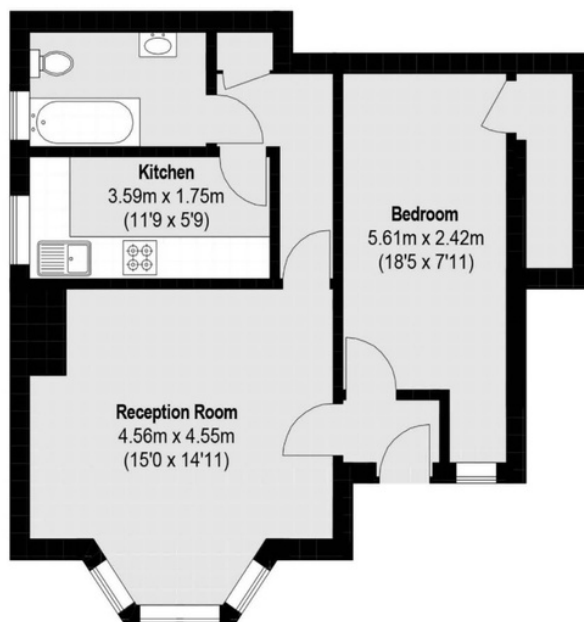
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Flat 1



Ground Floor

Total area (approx.): 53.3 sq. m (573.7 sq. ft)



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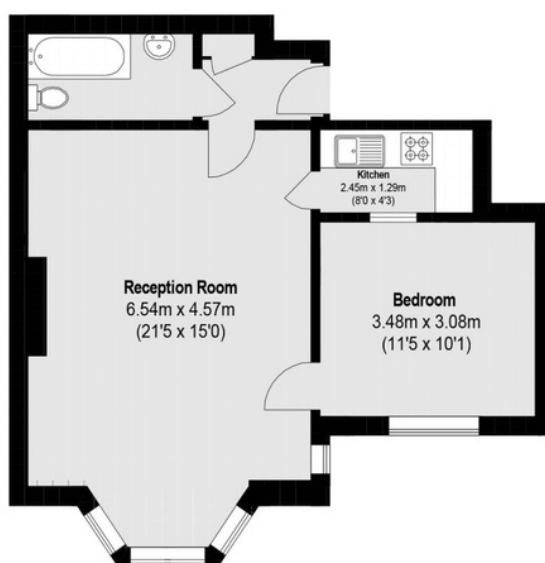
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Flat 2



First Floor

Total area (approx.): 46.6 sq. m (501.6 sq. ft)
(Excluding Communal Stairs)



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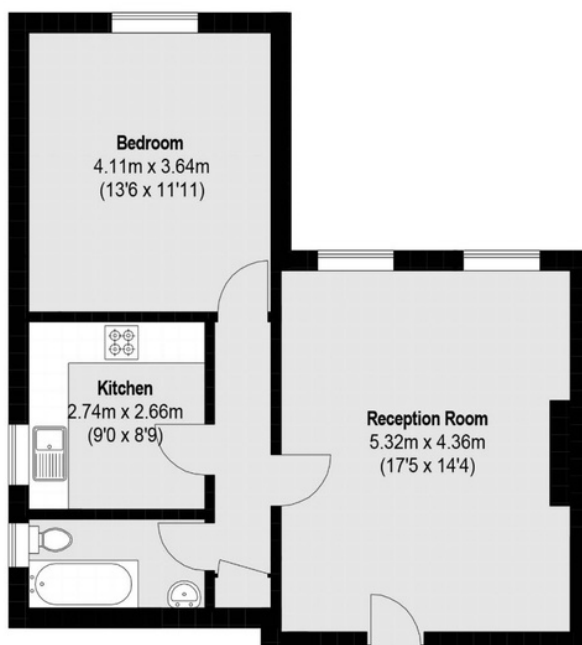
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Flat 3



First Floor

Total area (approx.): 53.8 sq. m (579.1 sq. ft)
(Excluding Communal Stairs)



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Flat 4



Ground Floor

Total area (approx.): 54.4 sq. m (585.5 sq. ft)
(Excluding Communal Stairs)



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