



- Investment opportunity to purchase 2 flats
- Located in sought after residential location of Dulwich
- Both flats ground floor
- New 999 year leasehold
- Rental income £34,200 pa
- OIEO £475,000

Description

An opportunity to purchase 2 ground floor flats in a period converted Victorian town-house.

17A Rosendale Road is a 1 bedroom flat measuring 430sqft internally with private garden to the rear of the property. 17A was fully refurbished in 2023 including a new 30kw 'A Rated' boiler. 17D Rosendale Road is a studio flat measuring 322sqft internally. Other flats within the building that are not included in the sale are a studio flat at ground floor rear, 2 bedroom flat at first floor and 2 bedroom flat at second floor.

Both flats are in fair decorative condition are owned on one leasehold title for which a new 999 year virtual freehold is being granted. TFlat 17D (Studio) is being sold let on an AST for £15,000 per annum and Flat 17A (1-Bed) will be sold with vacant possession however has market rental value of £19,200 per annum. This equates to a rental income of £34,200 reflecting a 7.2% gross investment yield.

Relevant Planning History

July 2018: 'Application for Certificate of Lawfulness (existing) with respect to established Use (C3) for two units on ground floor - 1 bedroom garden flat (17a) and 1 studio flat at ground floor (17d) | 17 Rosendale Road London SE21 8DS' - GRANTED.

17A & 17D Rosendale Road, Dulwich SE21 8DS

Investment opportunity to purchase 2 flats

17D Living Room



17A Kitchen



17A Bedroom



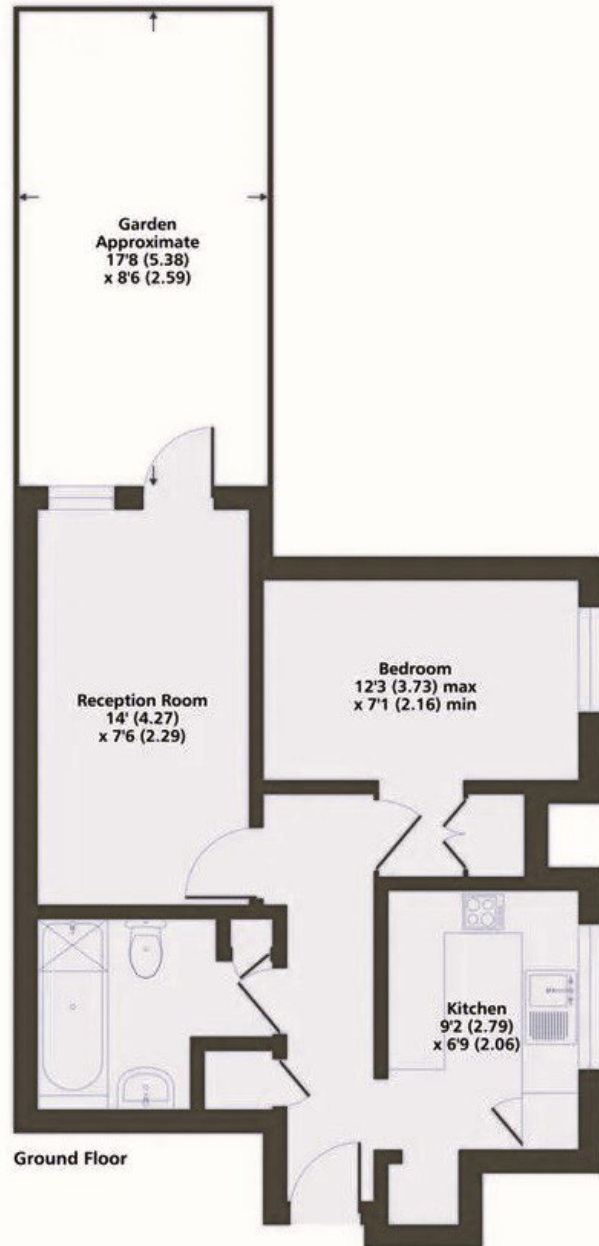
17A Garden



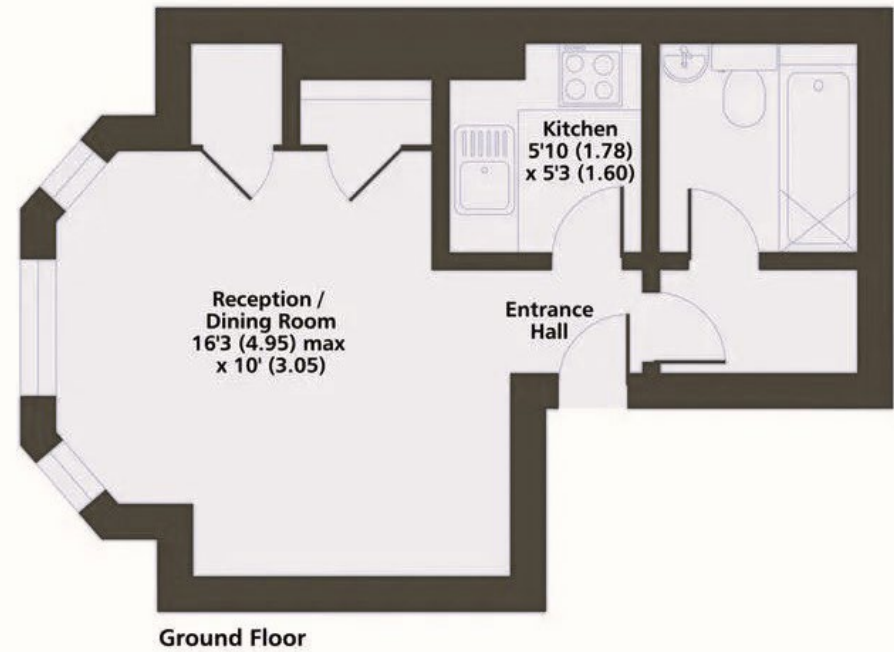
17A Bathroom



17A Floorplan

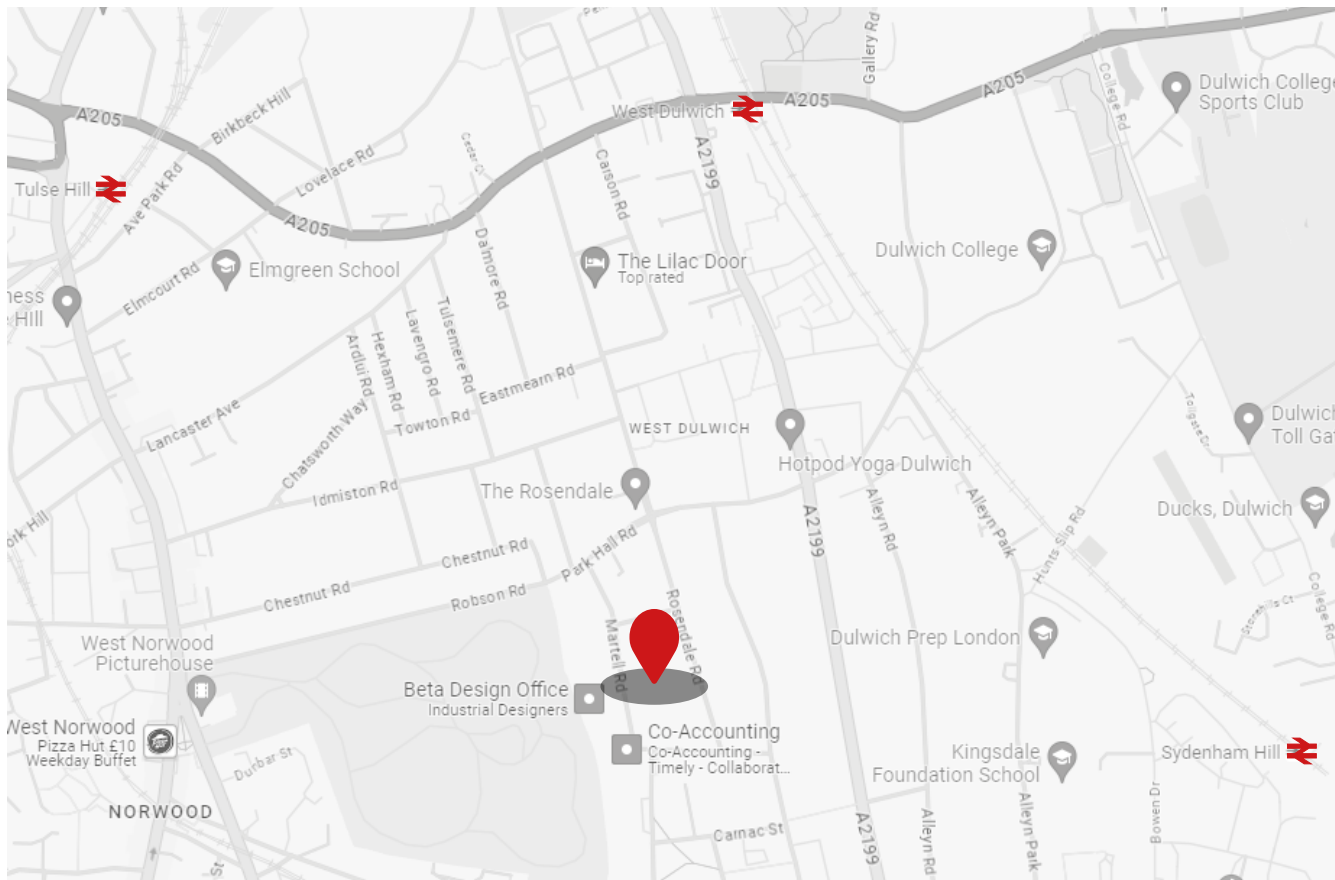


17D Floorplan



Accommodation Schedule

Unit	Description	Size (sqm)	Size (sqft)	AST Expiry	Rental Income
17A	1 bed 2 person	40	430	Vacant	£19,200 pa
17D	Studio 1 person	30	322	May 2025	£15,000 pa
Total		70	752		£34,200 pa



Location

Rosendale Road is a popular street in West Dulwich. This house is located at the southerly end, within easy reach of the shops and restaurants on Park Hall Rd and Croxted Road. West Dulwich station is 0.7 miles away with direct rail links to Victoria (13 mins), Blackfriars (18 mins) and St Pancras (28 mins). The renowned Dulwich independent schools are all easily accessible, particularly Dulwich College, Dulwich Prep and Rosemead and Oakfield Preparatory Schools. There is also an excellent primary school, Elm Wood, 0.2 miles away which has an outstanding OFSTED report.

Terms

Offers are invited for the 999 year leasehold interest in excess of £475,000.

VAT

We understand that VAT is not applicable in this transaction.

EPC

17A Rosendale Road = EPC Rating C (expires 2032)
17D Rosendale Road = EPC Rating D (expires 2032)

Further Information

Copies of floor plans, EPC's, title plans and decision notices are available upon request.

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



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