



116-120 Brixton Hill
SW2 1RS



Area Overview:

Brixton is located 2.7 miles (4.3km) from central London and offers convenient transport links via the London Underground Victoria Line and Brixton Rail Station. Brixton is a bohemian, multicultural neighbourhood bursting with music, arts, food and culture. The area offers great architecture, a lovely arts cinema (the Brixton Ritzy), a bustling market and alternative high street stores.





For Sale

Offers in excess of £5,500,000

An unbroken mixed-use Commercial & Residential Investment Opportunity comprising a block of 6 modern apartments, gym/commercial area

Property Type: Flats HMO

2x4 bedroom

3x3 bedroom

1x2 bedroom

6 Terraces

Gym

Tenure: Freehold

Approximate Size:

15,671 Sq Ft 1,455 Sq M

(including communal area)

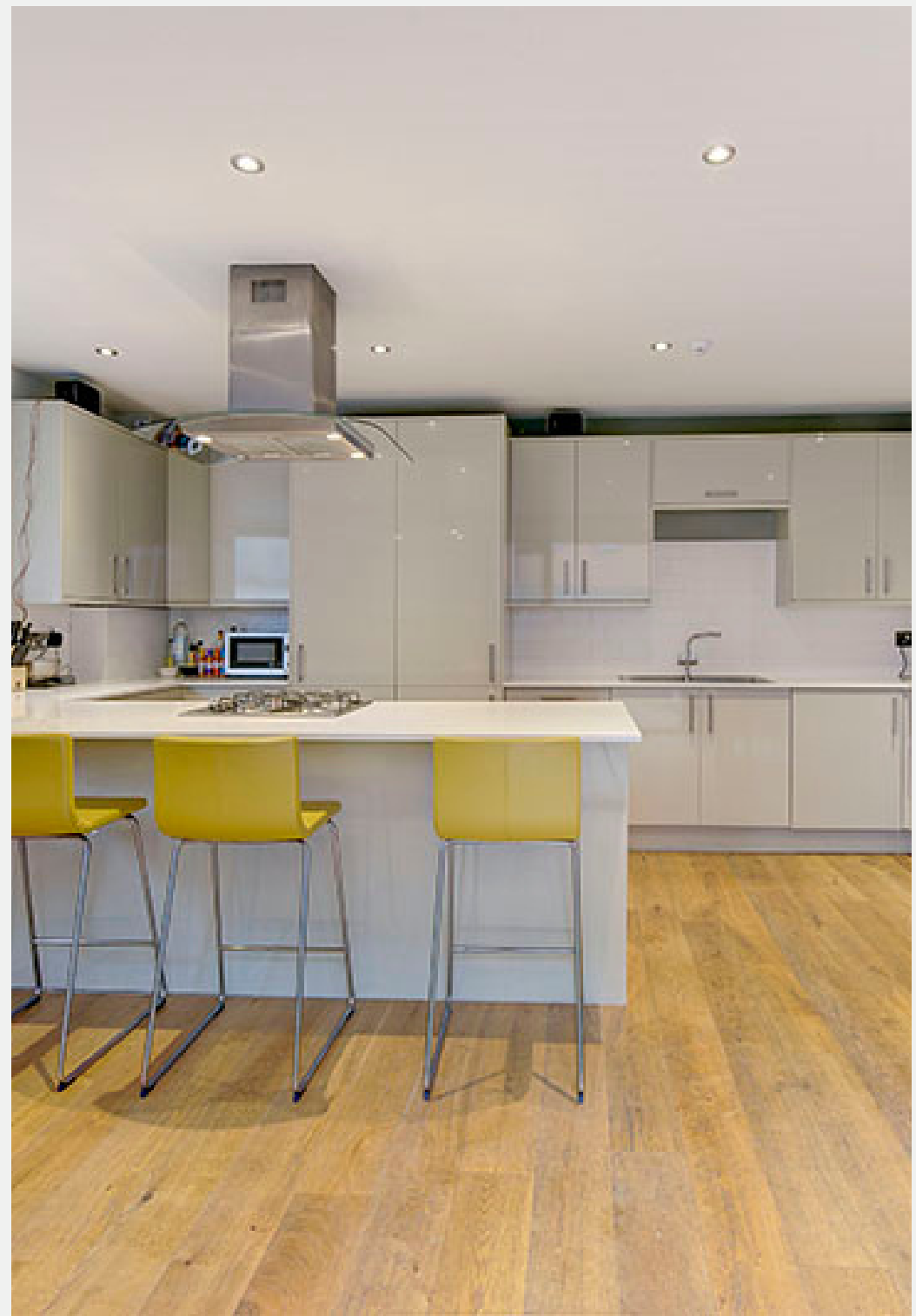
All of the apartments are currently rented and producing a total rental income of over £242,000.00 pa

Commercial Area/Gym rental income £110,000.00 pa

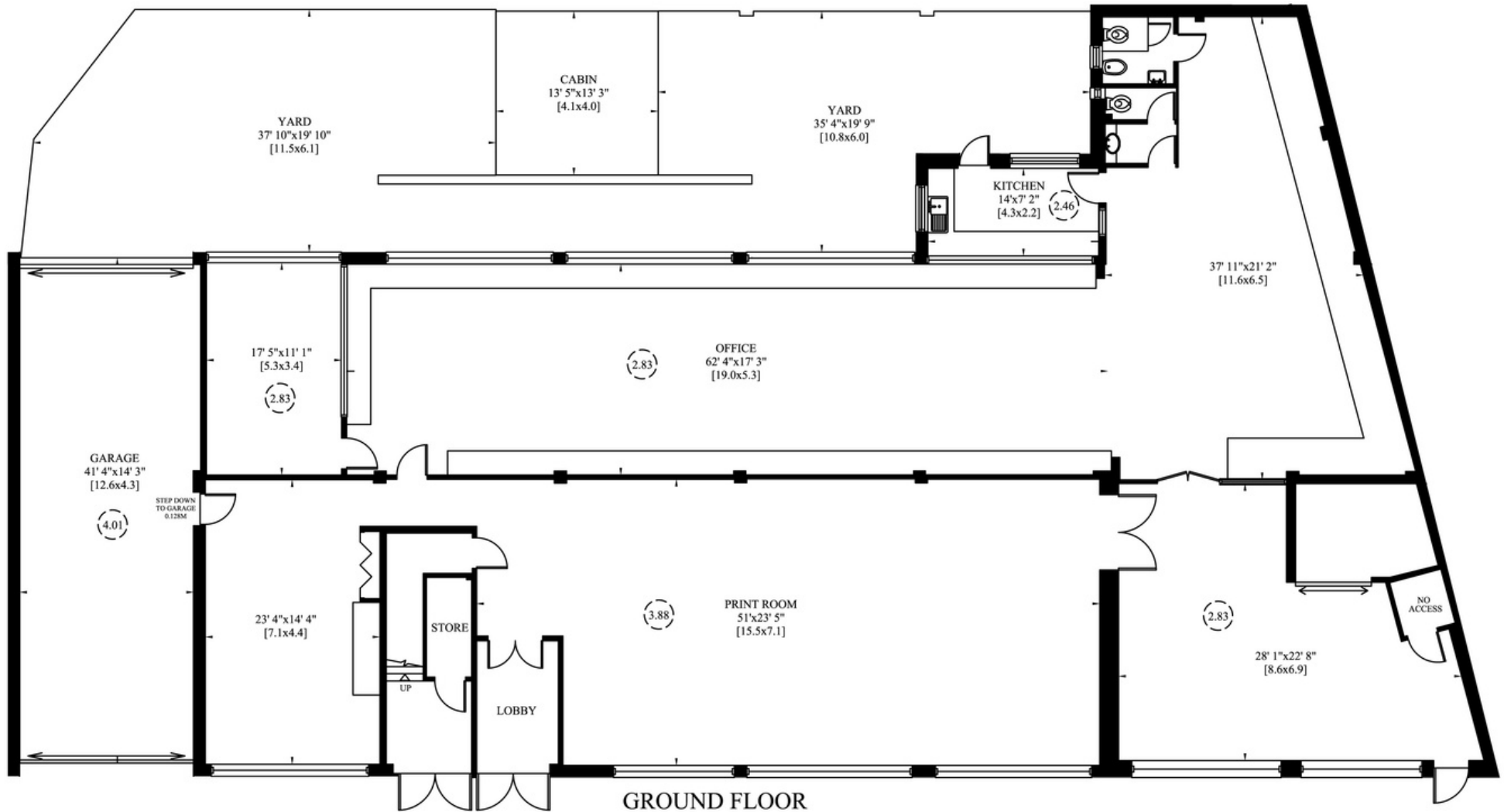
Advertising Displays income £16,000.00 pa

Gross total income £368,000.00 pa





Gross Internal Area: 484 Sq. metres
5206 Sq. feet



GROUND FLOOR

37.3 [122'-10"]

1, 118 Brixton Hill, SW2

Gross internal area (approx.)
145 Sq m (1566 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



2, 118 Brixton Hill, SW2

Gross internal area (approx.)
174 Sq m (1878 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



3, 118 Brixton Hill, SW2

Gross internal area (approx.)
151 Sq m (1629 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



PRIME PORTFOLIO

4, 118 Brixton Hill, SW2

Gross internal area (approx.)
92 Sq m (992 Sq ft)



Third Floor

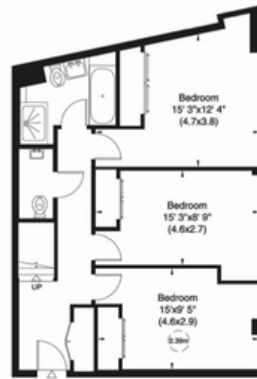


Second Floor

5, 118 Brixton Hill, SW2

Gross internal area (approx.)
99 Sq m (1062 Sq ft)

For identification only, Not to Scale



Second Floor



Third Floor

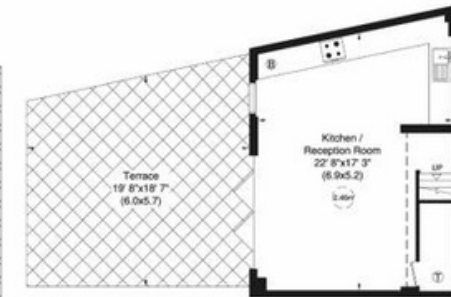


6, 118 Brixton Hill, SW2

Gross internal area (approx.)
95 Sq m (1026 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



First Floor



Second Floor

Viewing:

To book your viewing or to request a video walkthrough of the property, please scan the QR code or contact: consultant@primeportfolio.com

Prime Portfolio
WhatsApp Business Account



PRIME PORTFOLIO

52 Grosvenor Gardens, London SW1W 0AU

T: (+44) 020 7409 0209

www.primeportfolio.com