



58 Tressillian Road, London SE4 1YB

THREE STOREY
VICTORIAN BUILDING

ARRANGED AS
6 FLATS

LET & PRODUCING
£79,440 PA



✕ @acorncommercial
acorncommercial.co.uk

Summary

- Three storey Victorian building for sale.
- Arranged as 6 flats.
- Let & producing £79,440pa
- Potential to increase – ERV c.£94-96,000pa.
- Located within Zone 2 & sought-after Brockley Conservation Area.
- Guide price: £1,500,000 F/H with benefit of tenancies & income.





The Site

A rare opportunity to purchase a freehold three storey Victorian building arranged as 6 flats within the sought-after Brockley Conservation Area.

The building is currently arranged as 4 studios and 2 x 1 bedroom flats and is producing a rental income of £79,440pa. The property is under let with market rental value being £94,000 – 96,000pa.

The property offers potential to convert back to a house or into a smaller number of large flats, subject to planning. There is also potential to extend at the rear as per similar properties in the road. There is a provision for off-street parking on a first come first serve basis.

The property is within the Brockley Conservation Area, however it is not Listed.

Virtual Tours

Virtual tours can be viewed on the below links:

Flat 1: <https://my.matterport.com/show/?m=VuHLPeRZcZB>

Flat 2: <https://my.matterport.com/show/?m=cNMmZKWYq5j>

Flat 3: <https://my.matterport.com/show/?m=2uUfqjtjboFt>

Flat 4: <https://my.matterport.com/show/?m=VbHCmvTZqcE>

Flat 5: <https://my.matterport.com/show/?m=Rc2uZ2XtbiR>

Flat 6: <https://my.matterport.com/show/?m=gu6WEbwvoBw>

Flat	Floor	Description	EPC	Size sqm	Size sqft	Current rental income pcm	Current rental income pa	Tenancy situation
1	Ground	Studio	C	26	279	£1,100	£13,200	From 30th April 2025 to 29th April 2026
2	Ground	1 bed garden flat	D	53	570	£1,150	£13,800	Historic – holding over
3	First	Studio	C	49	527	£1,120	£13,440	Historic – holding over
4	First	Studio	C	31	333	£1,250	£15,000	From 26th April 2025 to 25th April 2026
5	Second	1 bed	D	49	527	£950	£11,400	Historic – holding over
6	Second	Studio	D	31.2	336	£1,050	£12,600	Historic – holding over
Total				239.2	2,575	£6,620 pcm	£79,440 pa	



Tressillian Road, London, SE4

Total Area: 239.2 sqm/2,575 sqft

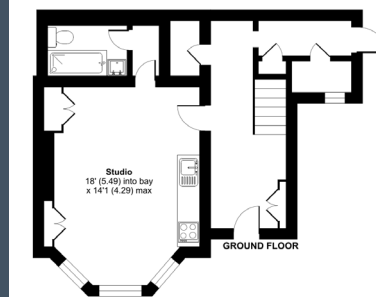


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). ©iChemcom 2025. Produced for Acorn Group. REF: 1319467

Tressillian Road, London, SE4

Flat 1

Total Area: 26 sqm/279 sqft

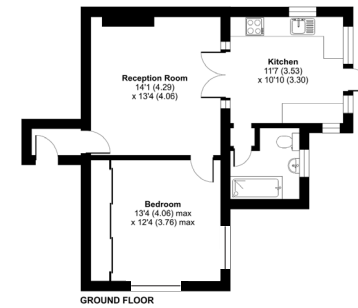


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). ©iChemcom 2025. Produced for Acorn Group. REF: 1319467

Tressillian Road, London, SE4

Flat 2

Total Area: 53 sqm/570 sqft

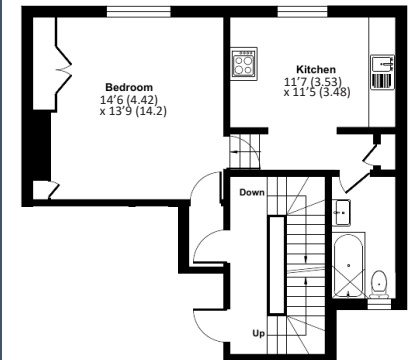


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). ©iChemcom 2025. Produced for Acorn Group. REF: 1319467

Tressillian Road, London, SE4

Flat 3

Total Area: 49 sqm/527 sqft

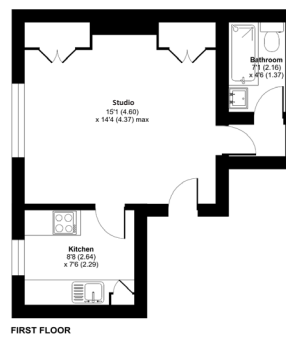


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). ©iChemcom 2025. Produced for Acorn Group. REF: 1319467

Tressillian Road, London, SE4

Flat 4

Total Area: 31 sqm/333 sqft



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). ©iChemcom 2025. Produced for Acorn Group. REF: 1319467

Tressillian Road, London, SE4

Flat 5

Total Area: 49 sqm/527 sqft

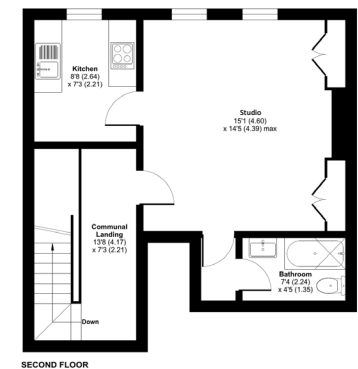


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). ©iChemcom 2025. Produced for Acorn Group. REF: 1319467

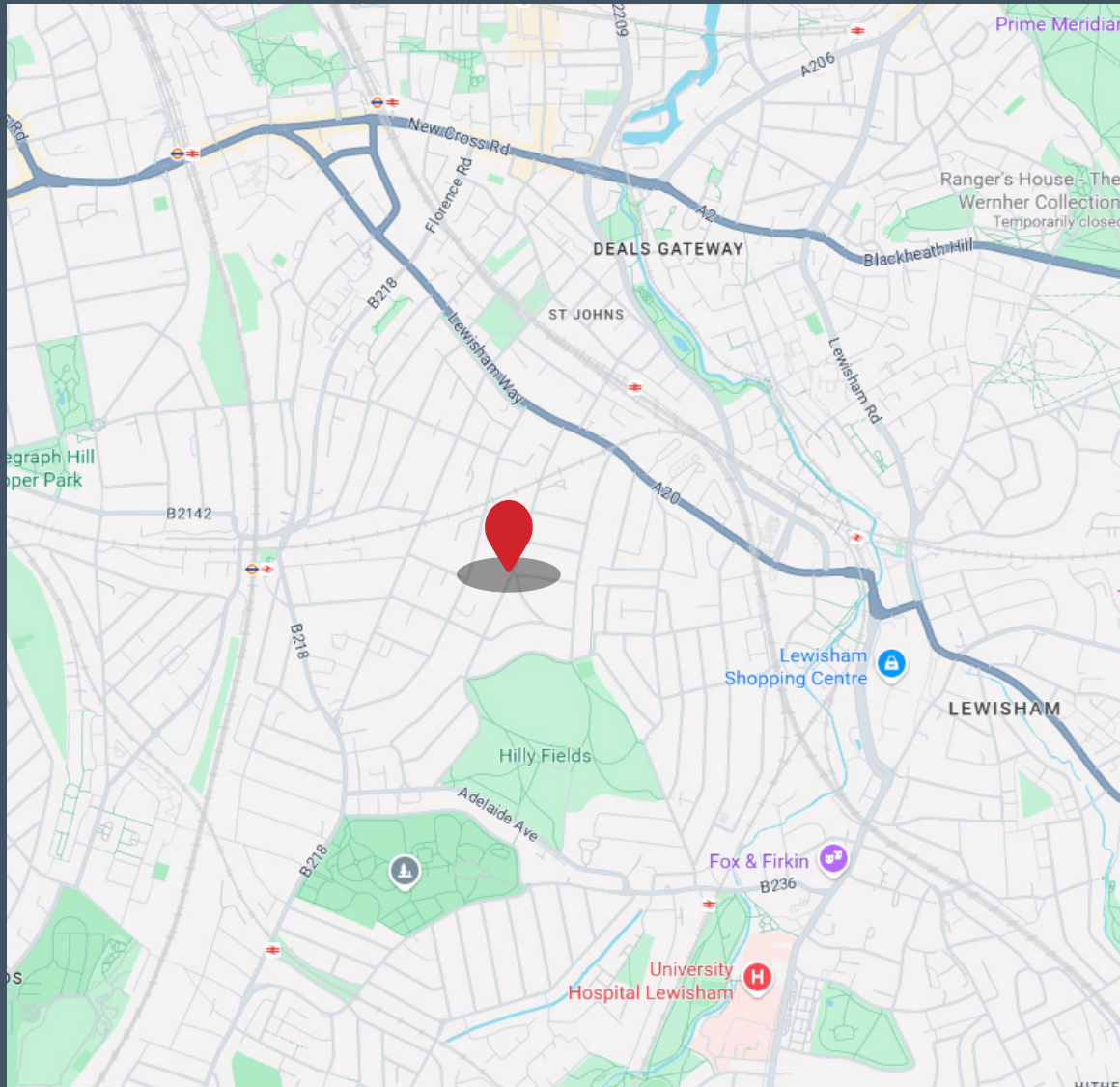
Tressillian Road, London, SE4

Flat 6

Total Area: 31.2 sqm/336 sqft



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). ©iChemcom 2025. Produced for Acorn Group. REF: 1319467



Location

The property is located in Central Brockley, an affluent area in South East London mostly comprising residential Victorian period properties. The area benefits from good local schools, lots of open spaces, and a quirky high street. National businesses with a presence in the immediate area include the likes of Sainsbury's and Co-op.

Brockley Train Station (Zone 2) is located 0.4 miles away (8 minute walk) and provides access to Southern and London Overground lines (London Bridge 13 minutes and Shoreditch High Street 18 minutes).

Terms

Guide price: £1,500,000 invited for the freehold interest with the benefit of the existing tenants and income.

We understand that VAT is not chargeable on the sale price.

Further Information

Copies of the following documents are available upon request:

- Rental schedule
- Virtual tours
- Additional photography
- Floorplans
- Title and Title to be sold
- EPCs

Viewings

The property can be viewed from the roadside at anytime, however given the property is tenanted internal access is strictly by prior appointment only.

Given the virtual tours and further information available, to limit disturbance to the tenants, we are looking to agree a sale based on the information provided with access arranged for the selected buyer prior to exchange and completion of contracts.



Finn Robertson

Tel: 020 8315 5454



Tom Luck

Tel: 020 8315 5454



Are you registered to receive our latest instructions and opportunities?

Scan the QR code to register

Bromley Office

9 St Mark's Road,
Bromley,
Kent BR2 9HG

020 8315 5454

London Office

120 Bermondsey Street,
London Bridge,
London SE1 3TX

020 7089 6555

This brochure and its content is copyright of Acorn Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.