



71 Thurlow Park Road, West Dulwich, London SE21 8JP

UNBROKEN BLOCK
FOR SALE

COMPRISING
SEVEN FLATS

FULLY LET RENTAL
INCOME £126,720 P/A

COMMERCIAL STAMP
DUTY RATES APPLY



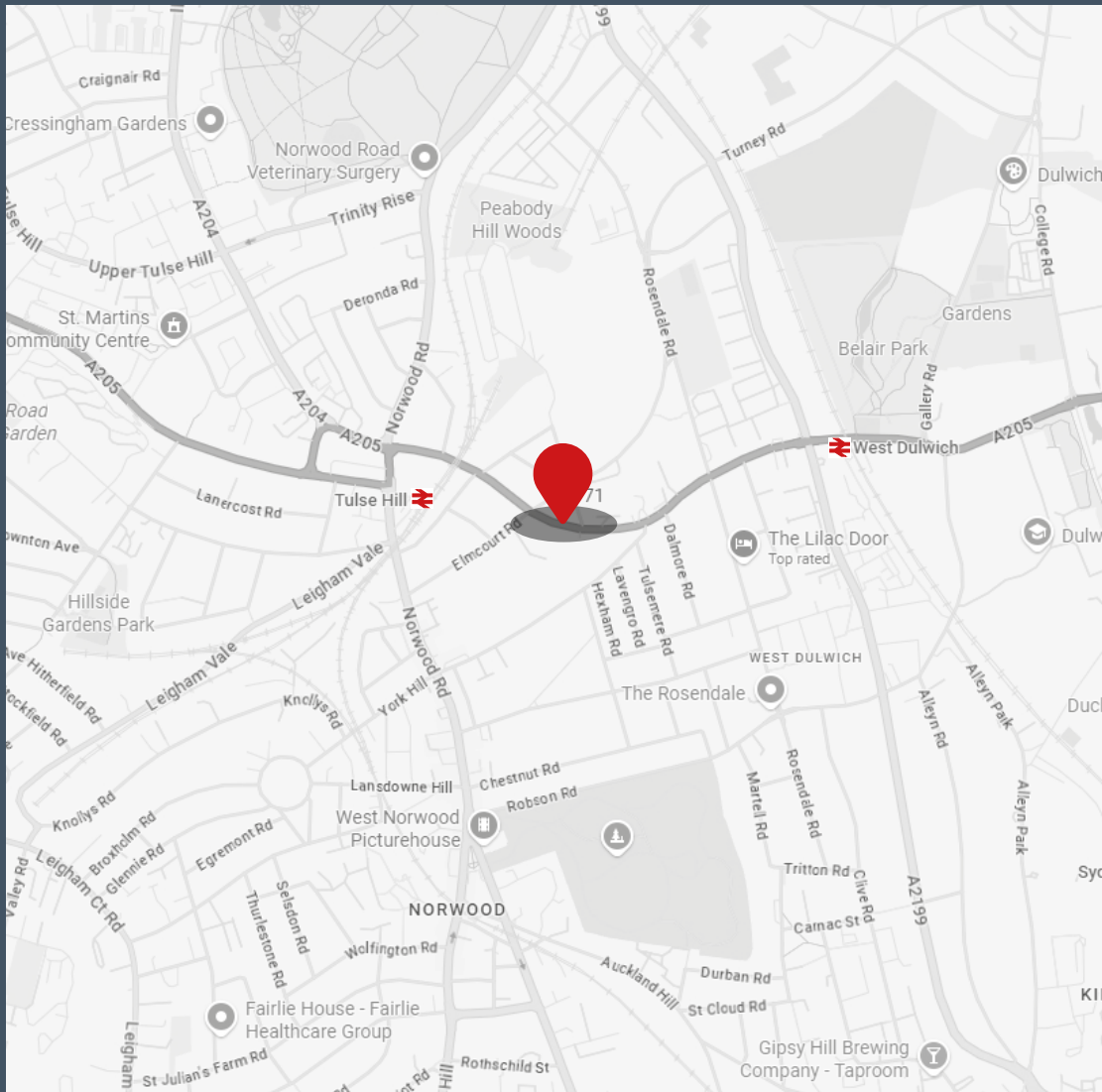
acorn
Commercial, Investment & Development

X @acorncommercial
acorncommercial.co.uk

Summary

- Unbroken residential freehold for sale
- Four storey period property comprising 7 flats
- Four studio flats and three 2-bedroom flats
- 6 of 7 flats let. Fully let value of £126,720 p/a
- Affluent West Dulwich location
- Guide price- £1.725m
- Commercial stamp duty rates apply





Description

A rare opportunity to purchase an attractive four-storey period property comprising 7 flats prominently located in ever-sought-after West Dulwich, SE21.

Internally the property is configured as four studio flats and three 2-bedroom flats and is fully let save for flat 1 (2-bedroom flat) which is currently undergoing internal refurbishment. The current passing rent from the 6 of the 7 flats which are currently let is £100,320 with the fully let value of the property being £126,720 once Flat 1 is let following the refurbishment works which are due to complete in September 2025.

The block is fully compliant with all EICR certificates, gas safety certificates, fire safety & selective licenses all up to date and all of the units are well kept and well maintained internally having been let to professional working tenants who have all been fully referenced prior to occupation.

Location

The property is prominently positioned on Thurlow Park Road (A205) equidistant between the sophistication of West Dulwich and the vibrant energy of Tulse Hill with an array of retail, hospitality and green open spaces within close walking distance in either direction along Thurlow Park Road or heading North towards Herne Hill and Brockwell Park.

In terms of transport connections both West Dulwich and Tulse Hill Railway stations are both within close walking distance offering an abundance of services to a number of destinations including London Victoria, London Bridge (via Peckham Rye), East Croydon, St Albans, Sutton (via Mitcham and Wimbledon), Orpington (via Bromley South) & Beckenham Junction (Via Crystal Palace).

The Property

Location

Tenancy Schedule

Terms

Typical Internal Specification



The Property

Location

Tenancy Schedule

Terms



[The Property](#)

[Location](#)

[Tenancy Schedule](#)

[Terms](#)

Tenancy Schedule

Flat	Floor	Description	Size(sqm)	Size (sqft)	Rent (pcm)	Rent (p/a)	AST Expiry
1 *	Lower Ground & Ground	2-bedroom flat with self-contained access & driveway parking	67.5	727	£2,200 (ERV)	£26,400 (ERV)	N/A - Vacant
2	Ground	Studio Flat	22.2	239	£1,100	£13,200	17/11/2025
3	Ground	Studio Flat with garden	19.5	210	£1,125	£13,500	09/04/2025
4	First	Studio Flat	19.5	210	£1,035	£12,420	17/03/2025
5	First	2-bedroom Flat	51.4	554	£2,100	£25,200	26/08/2026
6	Second	Studio Flat	19.8	213	£1,000	£24,000	04/07/2026
7	Second	2-bedroom Flat	54.5	587	£2,000	£24,000	27/08/2026
Total			254.4	2,740	£10,560	£126,720	-

* Unit currently being refurbished, rents are expected market rents.

Terms

Guide £1,725,000

Guiding at £1,725,000 for the freehold interest. We understand that VAT is not chargeable.

EPC

Copies of EPC's are available on request.

Further Information

Copies of the following documents are available upon request:

- AST's
- Floorplans
- Virtual tours
- Suite of internal photographs
- Title Documents
- EPC's
- Various certificates



Steven Flannighan

Tel: 020 7089 6555

Email: commercial@acorngroup.co.uk

Viewings

All viewings are strictly by appointment only with sole agents Acorn Land & Commercial. Please contact our offices on 020 7089 6555 for further information.



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.

The Property

Location

Tenancy Schedule

Terms