



71 THURLOW PARK ROAD, WEST DULWICH, LONDON SE21 8JP

UNBROKEN BLOCK FOR SALE | COMPRISING 7 FLATS | FULLY LET PRODUCING: £126,720 PA | COMMERCIAL STAMP DUTY APPLIES



Key Features

- 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 - £1.625m (7.8% gross return)
- Commercial stamp duty rates apply



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 shortly

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.



Accommodation 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	£12,000	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	-

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).

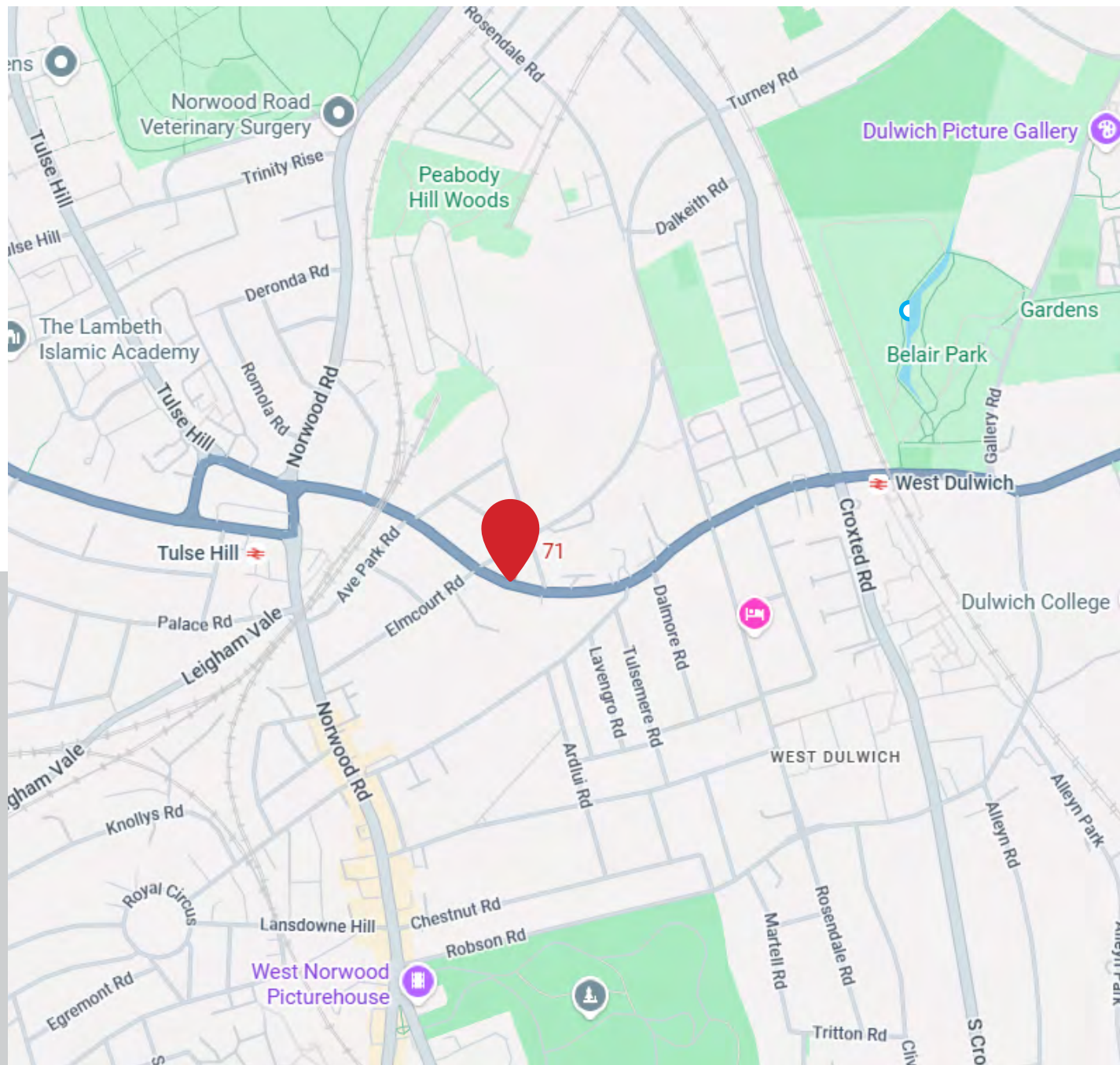
Conveniently located within easy reach of a number of Overground lines.



Tulse Hill
0.3 miles



West Dulwich
0.4 miles







Further Information

Price	Guide Price of £1,625,000 for the freehold interest.
VAT	We understand that VAT is not chargeable on this property.
Viewings	All viewings are strictly prior appointment with Acorn Commercial, Investment and Development division.
Available On Request	<ul style="list-style-type: none">- AST's- Floorplans- Virtual tours- Suite of internal photographs- Title Documents- EPC's- Various certificates



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