



No1

PRINCES STREET

RICHMOND

## OVERVIEW

A rare opportunity to acquire an unbroken freehold block of six residential flats located in the heart of Richmond.

The six self-contained flats are all occupied under company lets. In addition to the existing units, there is scope to create an additional storey of accommodation, subject to obtaining the necessary planning consent.

On the ground floor, there is a retail unit let to Caffè Nero, which may be available subject to separate negotiation under a 125-year lease. It is important to note that this commercial space is not included in the sales figure. Please contact us for further details. The property further benefits from a private parking space/loading area at the rear.

This property offers a unique investment opportunity in one of London's most sought-after locations, combining immediate rental income with development potential.

GUIDE PRICE: **£2,650,000**

RESIDENTIAL INCOME PA: **£168,495\*\***

GROSS YIELD: **6.35%**

NSA: **3,993 SQ FT**

FREEHOLD CAPITAL VALUE\*: **£665.00 PSF**

\*capital value calculated at the current asking price

\*\*as of April 2025





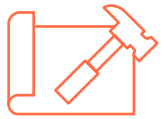


## RICHMOND RENTAL MARKET

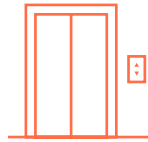
Private rents rose to an average of **£2,141** in January 2025, an annual increase of **15.1%** from **£1,861** in January 2024. This was higher than the rise in London (**11.0%**) over the year.

*\*data provided by the Office for National Statistics*

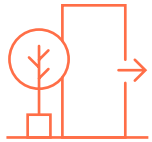
## HIGHLIGHTS



Modern specification  
throughout



Building equipped  
with lift



Each flat features private  
balcony/outside space



Bike store/storage available in  
communal hallways on each floor



Excellent retail and restaurant  
options available



Ideally located near the Thames  
and Richmond Park



## TENANCY SCHEDULE

FLAT	FLOOR	ACCOMMODATION SUMMARY	SQ FT	START DATE	EXPIRY DATE	RENT REVIEW DATE	RENT PCM	RENT PA	EPC EXPIRY DATE	EPC	COMMENTS
1	1ST	2 BED/2 BATH/BALCONY	861	14/12/2020	13/01/2026	14/01/2026	£2,373	£28,476	13/09/2032	C78	COMPANY LET. RENT REVIEW 5% EVERY 12 MONTHS
2	1ST	2 BED/2 BATH/BALCONY	786	19/10/2022	18/10/2025	01/01/2026	£2,715	£32,580	13/09/2032	C78	COMPANY LET. RENT REVIEW 3-5% EVERY 12 MONTHS
3*	2ND	1 BED/1 BATH/TERRACE	592	01/07/2021	30/06/2024	01/07/2025	£1,947.75	£23,373	20/01/2035	B84	*TENANCY IS CURRENTLY BEING RENEWED
4	2ND	1 BED/1 BATH/BALCONY	581	11/11/2024	10/04/2026	11/04/2026	£2,250	£27,000	20/01/2035	B84	COMPANY LET. RENT REVIEW 3-5% EVERY 12 MONTHS FROM THE 26/04/26
5**	3RD	1 BED/1 BATH/BALCONY	592	11/04/2023	10/04/2026	11/04/2026	£2,299.50	£27,594	20/01/2035	B82	**RENT EFFECTIVE FROM APRIL 25. COMPANY LET. RENT REVIEW 3-5% EVERY 12 MONTHS
6	3RD	1 BED/1 BATH/BALCONY	581	19/09/2022	18/09/2026	01/01/2026	£2,299	£27,588	20/01/2035	B82	COMPANY LET. RENT REVIEW 3-5% EVERY 12 MONTHS
PARKING SPACE		PARKING SPACE		15/01/2024	23/03/2026	07/01/2026	£157	£1,884	N/A	N/A	PARKING LICENCE
<b>TOTAL</b>			<b>3,993</b>				<b>£14,041.25</b>	<b>£168,495</b>			



## COVENANT

All 6 residential properties are all rented to one corporate tenant, as of the last check on the company they had a risk indicator of 2 (Lower than average). Further details can be provided at request.

## EPC RATING

**Flats 3-6 are currently EPC B, flats 1 & 2 are currently EPC C**

### PROPOSED CHANGES TO THE EPC REGULATIONS:

By 2030, all newly rented residential properties in the UK might be required to have an Energy Performance Certificate (EPC) rating of at least C. This change is part of the government's efforts to improve energy efficiency and reduce carbon emissions in the housing sector. Landlords may need to make upgrades, such as improving insulation, installing energy-efficient heating systems, or enhancing glazing, to meet the new standards. It is essential for property owners to assess their portfolios and plan improvements ahead of the deadline as non-compliance could result in penalties.



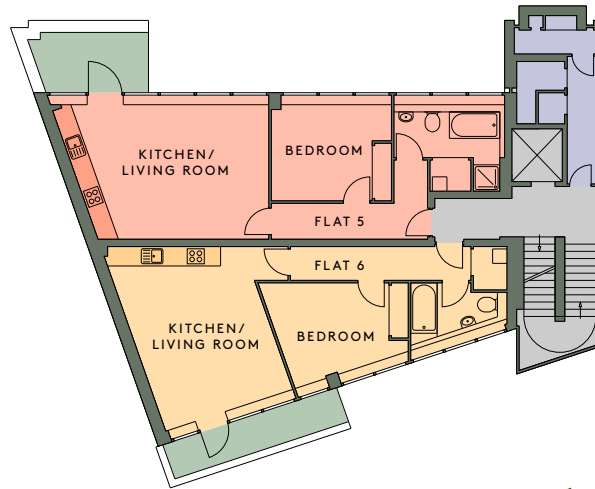
TOTAL GIA: 7,328 SQ FT TOTAL NSA: 3,993 SQ FT

## 3RD FLOOR

FLAT 6 — 581 SQ FT

FLAT 5 — 592 SQ FT

- FLAT 5
- FLAT 6
- BALCONY
- STORE
- CORE

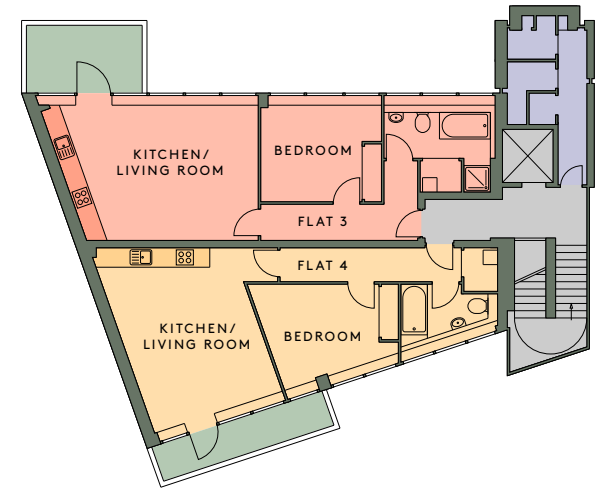


## 2ND FLOOR

FLAT 4 — 581 SQ FT

FLAT 3 — 592 SQ FT

- FLAT 3
- FLAT 4
- BALCONY
- STORE
- CORE

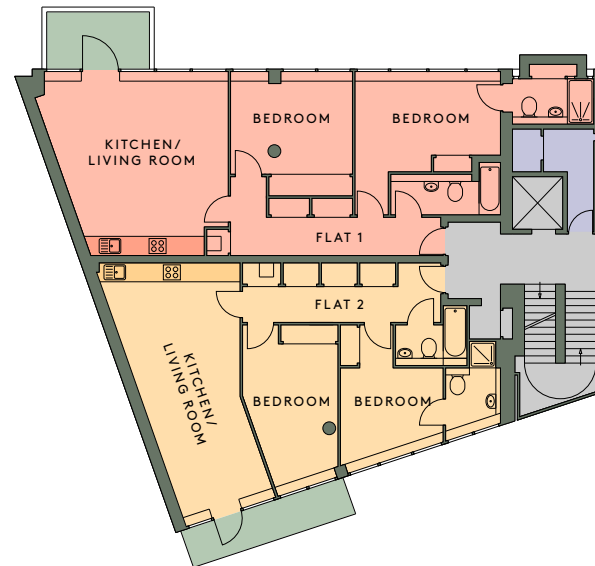


## 1ST FLOOR

FLAT 2 — 786 SQ FT

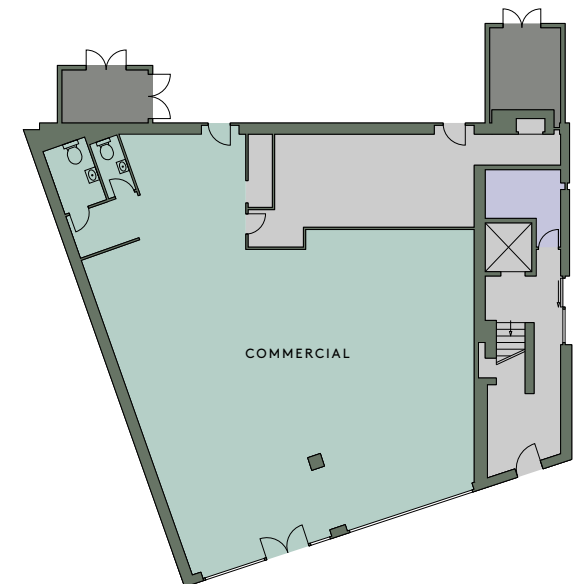
FLAT 1 — 861 SQ FT

- FLAT 1
- FLAT 2
- BALCONY
- STORE
- CORE



## G FLOOR

- COMMERCIAL
- STORE
- BIN STORE
- CORE



## LOCATION

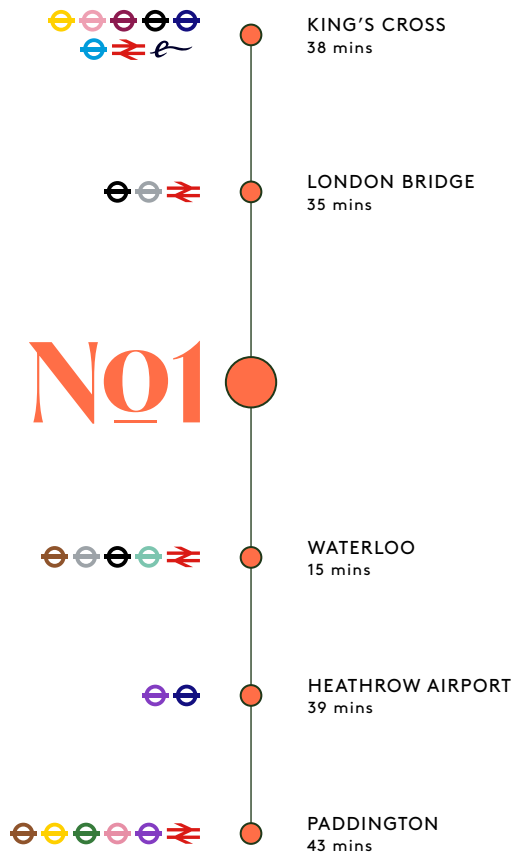
1 Princes Street is on the northwest corner of Princes Street, located just off of The Square behind the Grade II listed former fire station. The property is conveniently located 0.2 miles from Richmond Station.

Richmond is one of Greater London's most desirable areas, blending urban sophistication with natural beauty. Its charming streets, boutique shops, and markets create a village-esque atmosphere just 9 miles from central London. With excellent transport links, Richmond Station offers frequent trains to Waterloo in as little as 15 minutes, District Line access to key destinations, and Overground services to Clapham Junction and beyond. Major roads including the A316 and M3 also ensure convenient access.

Richmond's appeal is enhanced by its stunning natural surroundings. Richmond Park, London's largest Royal Park, spans over 2,500 acres with ancient woodlands, meadows, and roaming deer. Nearby, Kew Gardens, a UNESCO World Heritage Site, offers 300 acres of gardens and iconic greenhouses. The Thames and local green spaces such as Terrace Gardens and Petersham Meadows add to Richmond's tranquil yet vibrant charm.



# CONNECTIVITY TIMES



\*Times calculated using Google from Richmond station





**No1**  
PRINCES STREET  
RICHMOND

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Design and production: [www.stuartchapmandesign.co.uk](http://www.stuartchapmandesign.co.uk) 020 3983 1665