

# KALMARs



**WALWORTH ROAD,  
LONDON, SE17 1JE**  
PERIOD MIXED USE BUILDING

**Freehold**  
**£1,250,000**



# WALWORTH ROAD, LONDON, SE17 1JE

PERIOD MIXED USE BUILDING

## Investment Overview

Flat 1 Rent £1100/month - May 20th 2021 - May 19th 2022

Flat 2 Rent £2340/month - July 19th 2021 - July 18th 2022

Snappy Snaps £2083/month - 10yr lease from March 25th 2025 - March 24th 2025

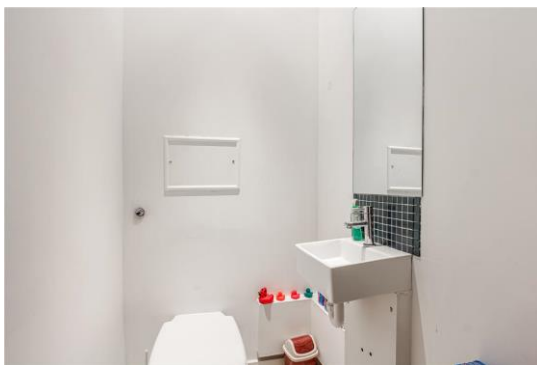
Total Income: £66,275 PA



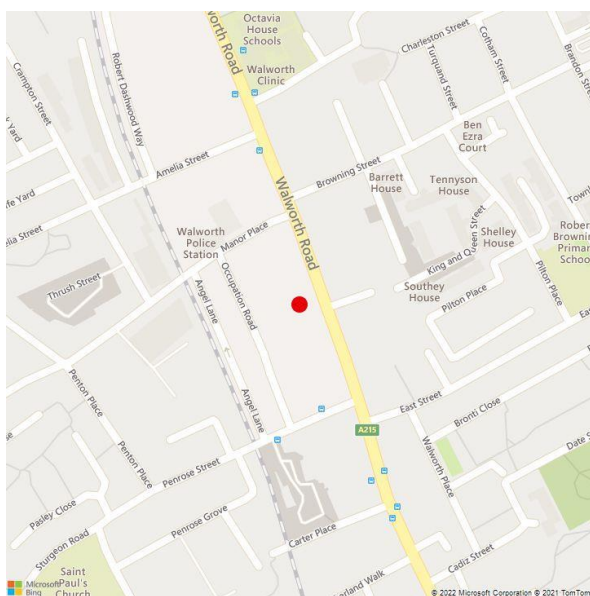
**A period freehold building with commercial office/retail space including two residential apartments above, a 1-bedroom and 3-bedroom apartment with a private roof terrace space.**

The ground floor and basement level feature space for commercial retail use (currently used as a shop, office and store room for Snappy Snaps, the property lends itself well for various uses). The residential space consists of a one bedroom apartment on the first floor with open plan lounge/kitchen bathroom and bedroom and over the second and third floor the second apartment comprises open plan lounge/kitchen, W/C, bathroom and three bedrooms, one with direct access to outside space.





The property is situated in the middle of a retail parade on Walworth Road, the property benefits from high footfall and good passing trade alongside independent delicatessens, cafes and shops offering an array of services. To the north of the unit is another bustling retail district- Elephant and Castle which has a regeneration Scheme 'Elephant Park' which is currently under construction - providing an additional 3000 homes and 50 shops, restaurants, and cafes, which will be added to the area. The local parade of shops surrounding this unit includes both independent and national retailers- such as Marks and Spencer, Sports Direct and various local offerings running perpendicular to East Street Market.

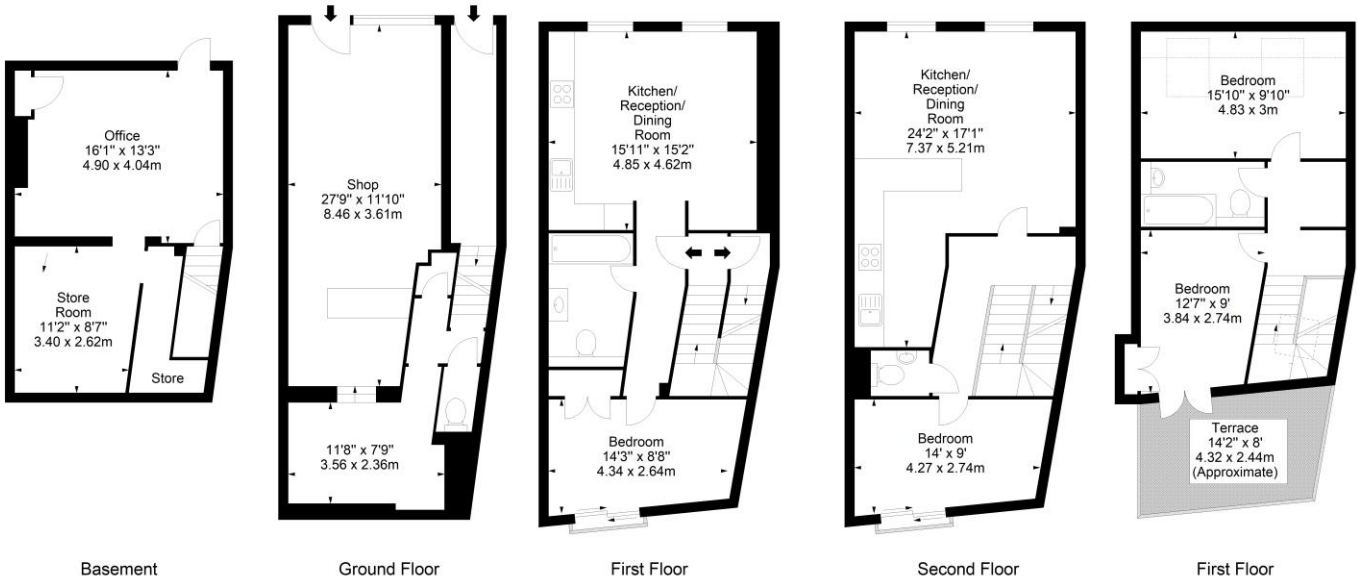


## Location

Burgess Park is located just a 0.4m walk away which offers green space with a lake, sports facilities and the Coburg Road Nature Area. The nearest stations include 0.4m to Elephant & Castle Station (South Eastern Railway) or 0.5m to Kennington Tube Station.



Walworth Road, SE17  
 Approx. Gross Internal Area \*  
 2537 Ft<sup>2</sup> - 235.69 M<sup>2</sup>



Basement

Ground Floor

First Floor

Second Floor

First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2022

**KALMARS**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.