
FOR SALE

36 Conyers Road, London, SW16 6LT



Income Producing Investment

SALE PRICE

£900,000

**Freehold income producing
investment for sale**



0208769 0161

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Description

The property comprises a substantial three-storey building originally constructed as a single dwelling house and now providing 3 self-contained flats. Properties to be sold fully let and provides a ready-made investment. The property is arranged over 3 main levels but all flats are slightly split level in nature with the ground floor providing a very spacious one bedroom garden flat with cellar storage. The upper floor flats both provide two-bedroom accommodation with excellent natural light. All flats are centrally heated and double glazed. The property is accessible to a good deal of local facilities two mainline stations and the open spaces of Tooting Beck Common.

Location

The property is situated fronting Conyers Road, an attractive and popular residential side road off Mitcham Lane in southern Streatham. Streatham High Road provides a wide range of commercial facilities including supermarkets, and both Streatham and Streatham Common Main Line stations are readily accessible. Bus routes service Mitcham Lane and roads links to surrounding areas are excellent.

Accommodation & Income

Address	Council Tax	EPC	Income
Flat 1 - A one bedroom ground floor garden flat	Band B	67 Band D	£1,650 pcm
Flat 2 - A two bedroom split level 1 st floor flat	Band B	73 Band C	£1,695 pcm
Flat 3 - A two bedroom split level 2 nd floor flat	Band B	67 Band D	£1,630 pcm

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Total Income

The overall income is believed to be **£56,8250 per annum exclusive.**

Sale Price

£900,000 - Offering a day one gross yield of 6.63%.

Tenure

The property is offered freehold.

Use / Planning

C3 Dwelling Houses

Interested parties should make enquiries of the local authority prior to offer.



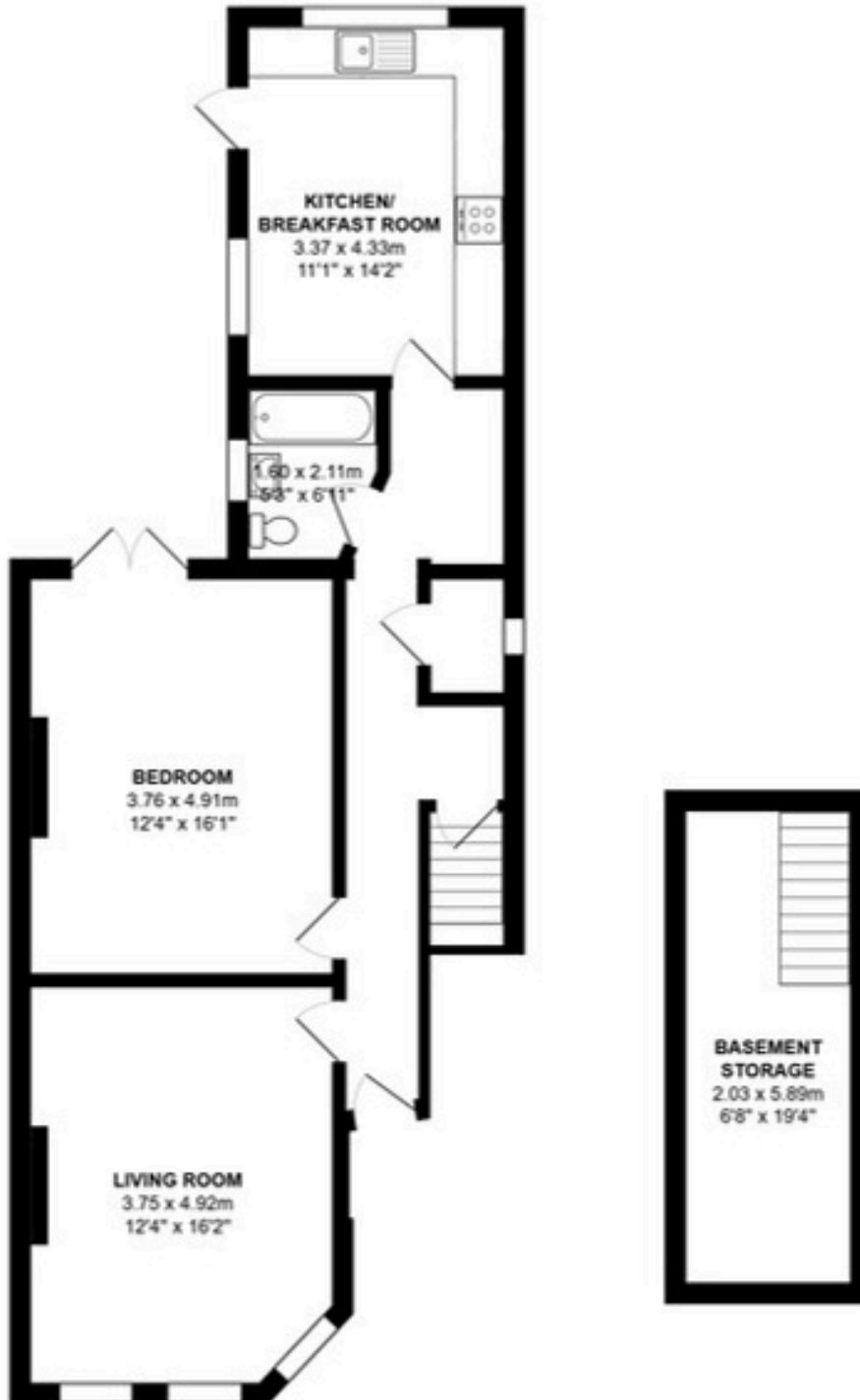
**Viewings by prior arrangement.
Call 0208 769 0161**

HM Land Registry - Freehold Title Plan



Flat 1 - Floor Plan

Flat 1, 36, Conyers Road, London, SW16 6LT



Total Area: 83.3 m² ... 896 ft²

All measurements are approximate and for display purposes only

Flat 2 - Floor Plan

Flat 2, 36, Conyers Road, London, SW16 6LT



Total Area: 62.3 m² ... 671 ft²

All measurements are approximate and for display purposes only

Flat 3 - Floor Plan

Flat 3, 36, Conyers Road, London, SW16 6LT



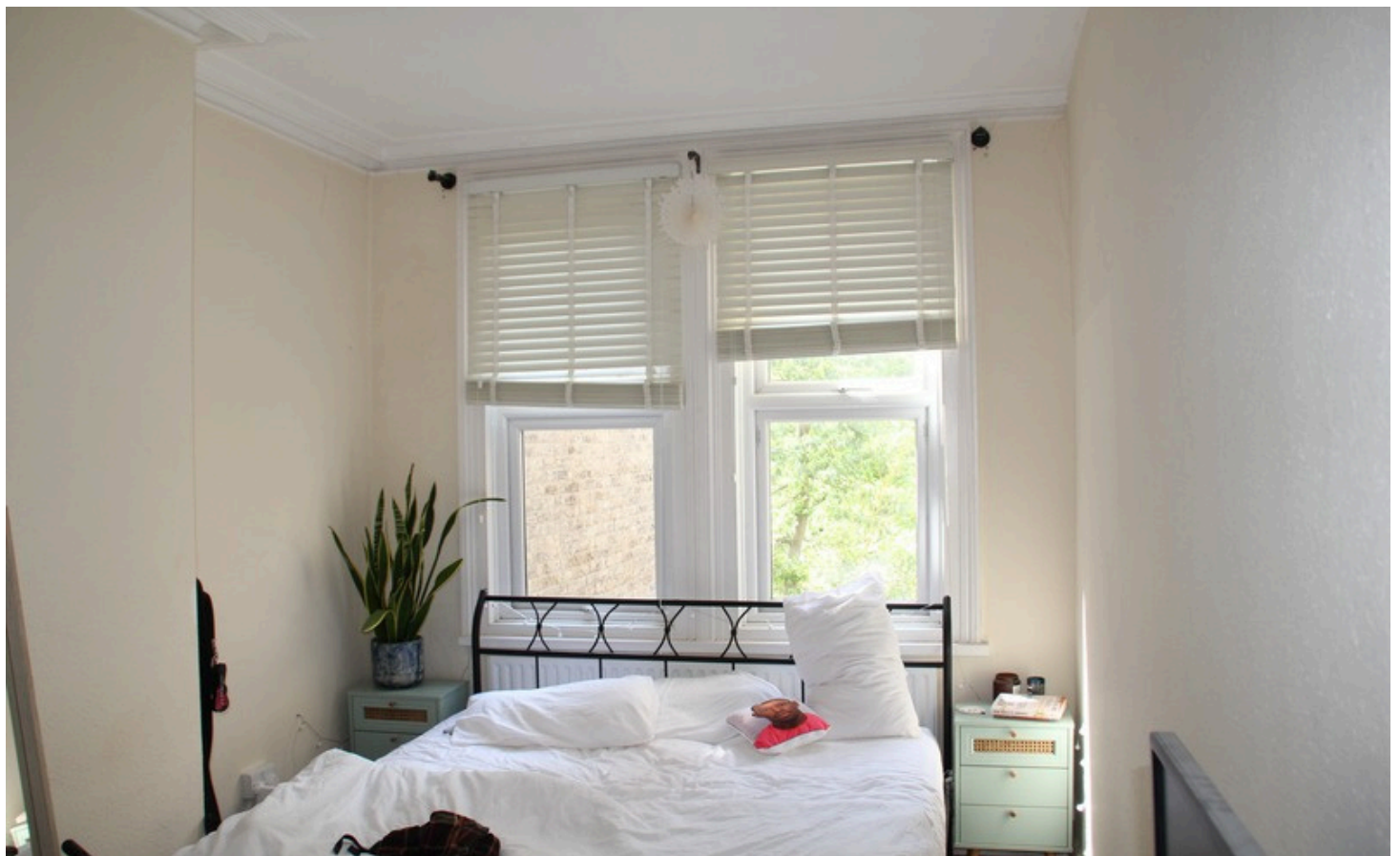
Total Area: 71.3 m² ... 767 ft²

All measurements are approximate and for display purposes only















Contact

Franco Migliore
Agency Director
Enquiries@hnfproperty.com
0208 769 0161

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