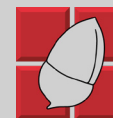




17 Honley Road, Catford, London SE6 2HY

Residential investment for sale in Catford



**acorn**

Commercial, Investment & Development



- Freehold block with 3 studio flats for sale
- Currently producing £33,350pa
- Income uplifted to £34,500pa in Jan 2026
- Let to guaranteed rent company until January 2028
- Two flats (1x3 bed and 1x1 bed) in the block already sold off on long leases
- Guide price: £450,000 (7.41% return)

### Description

A freehold residential building with three self-contained studio flats currently producing £33,500pa and two long leasehold flats sold off (one at 85 years unexpired and the other to be a new 150-year lease).

This residential investment is conveniently located just 0.1 miles from the main high street in Catford and 0.5 miles from both Catford & Catford Bridge Railway Stations.

The three flats are let to Willow Estates Ltd on a 4-year term expiring in January 2028. The rent roll will increase by £100pa in January 2026. There are no additional costs to the landlord as the tenant is responsible for council tax, bills and utilities.

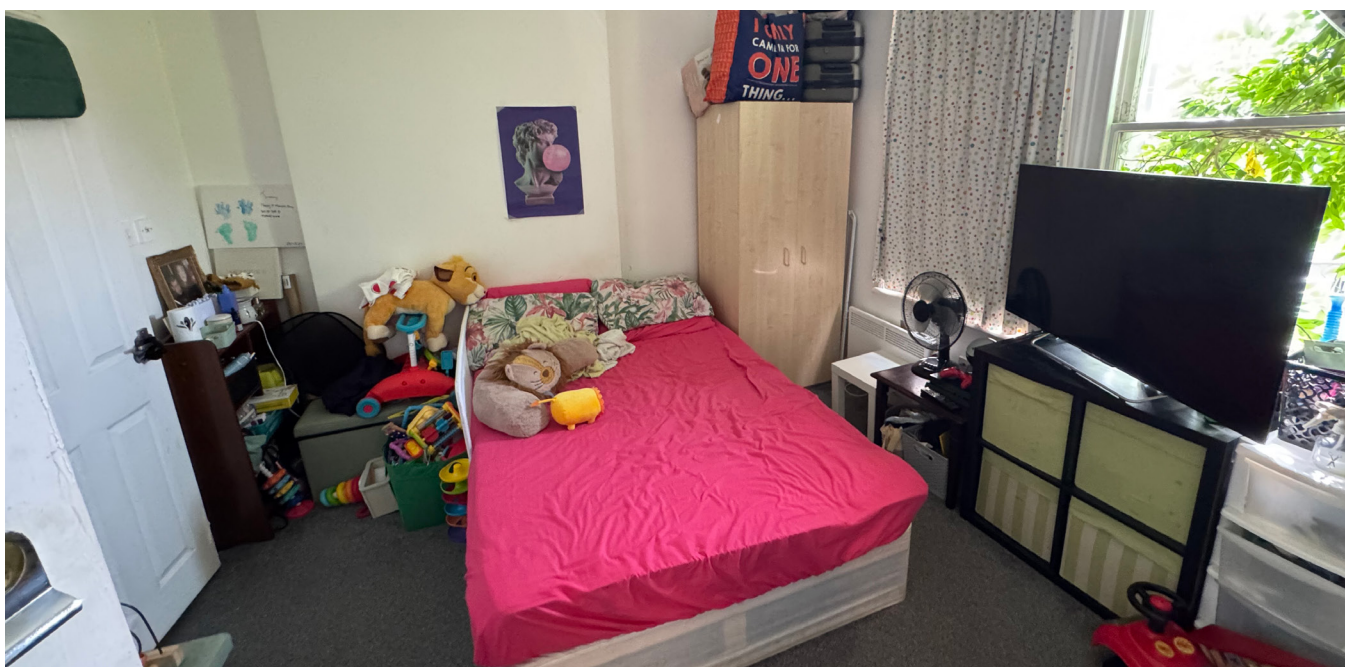
Offered to the market at £450,000, this reflects a 7.41% return.

### Lease Terms

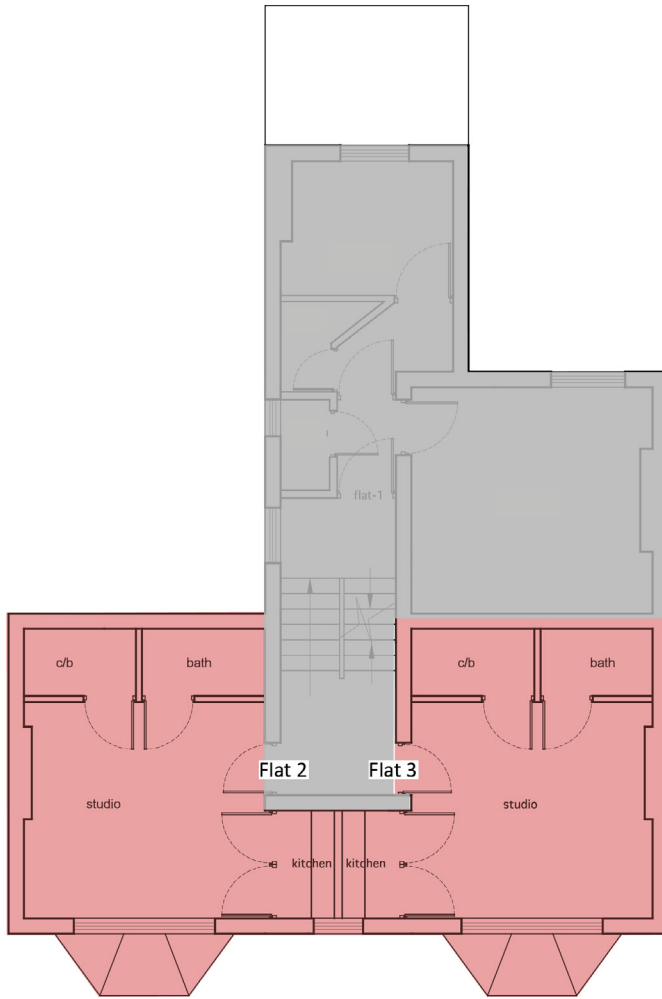
The three flats are let to Willow Estates Ltd on a 4-year term, expiring in January 2028 at a passing rent of £33,350pa.

This is set to be uplifted to £34,500pa in Jan 2026.

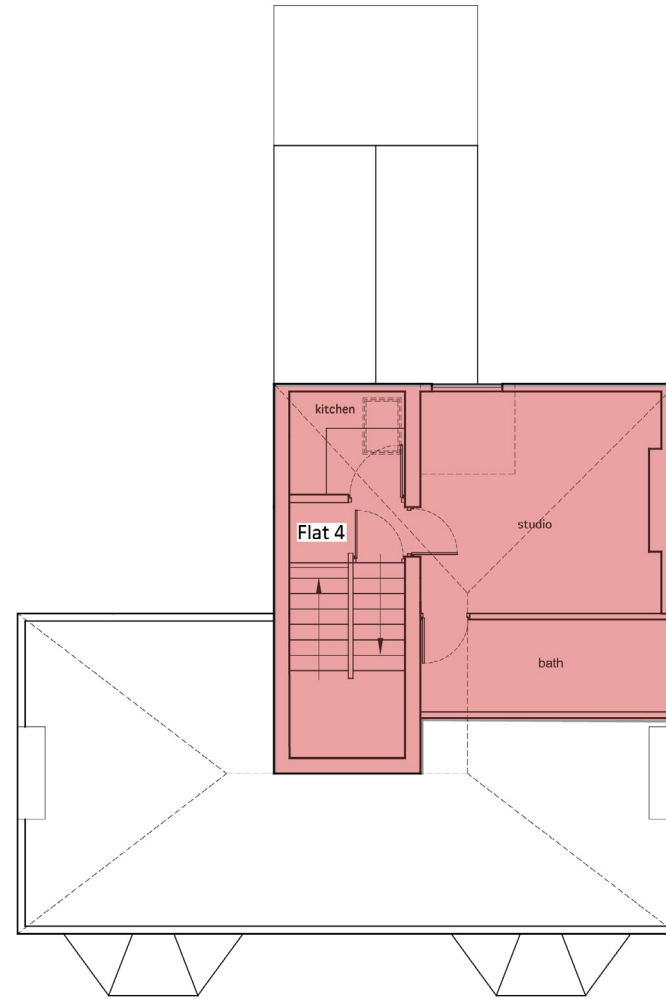
The tenant is responsible for council tax and utilities.




# Floor Plans



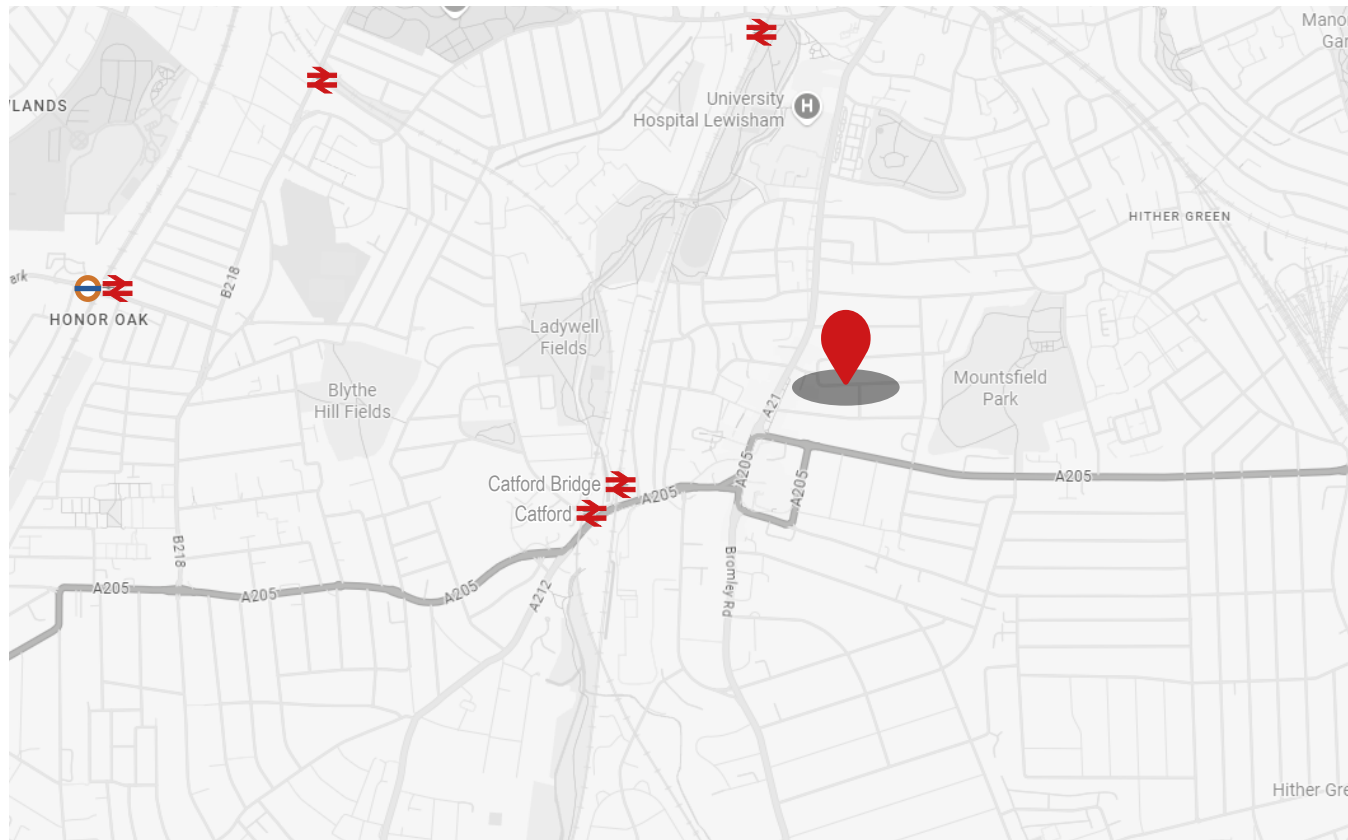
FIRST FLOOR PLAN



SECOND FLOOR PLAN

 Rented flats 2, 3 & 4

Address	Floor	Unit	Tenant	Current Rent	Rent uplift Jan 2026	Expiry
Flat 1	Lower Ground & Ground	3-bed	N/A	£50 (annual ground rent)	£50 (annual ground rent)	(Sold on LL)
Flat 2	1st Floor	Studio	Willow Estates	£925pcm	£958.33pcm	Jan 2028
Flat 3	1st Floor	Studio	Willow Estates	£925pcm	£958.33pcm	Jan 2028
Flat 4	1st Floor	Studio	Willow Estates	£925pcm	£958.33pcm	Jan 2028
Flat 5	2nd Floor	1 bed	N/A	N/A	N/A	(Sold on LL)
<b>Total</b>				<b>£33,350pa</b>	<b>£34,500pa</b>	-



## Location

The property is situated on Honley Road which is just off of Rushey Green (A21) and Lewisham High Street. Rushey Green is the main shopping and amenity parade in central Catford. Catford and Catford Bridge Stations are located within half a mile of the property, both of which provide regular services to London. A number of bus routes pass through Catford, providing direct, convenient access to Bromley, Lewisham and further afield.

## Terms

£450,000 subject to the lease with Willow Estates Ltd & two flats sold off on a long lease.

## Further Information

The following further information is available on request:

- Additional photography
- Title plan
- Title register
- AST agreements

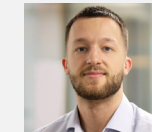
## Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



## Contact

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