

London SE10 – 24/24B Combedale Road, Greenwich SE10 0LG  
Freehold Residential Block Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



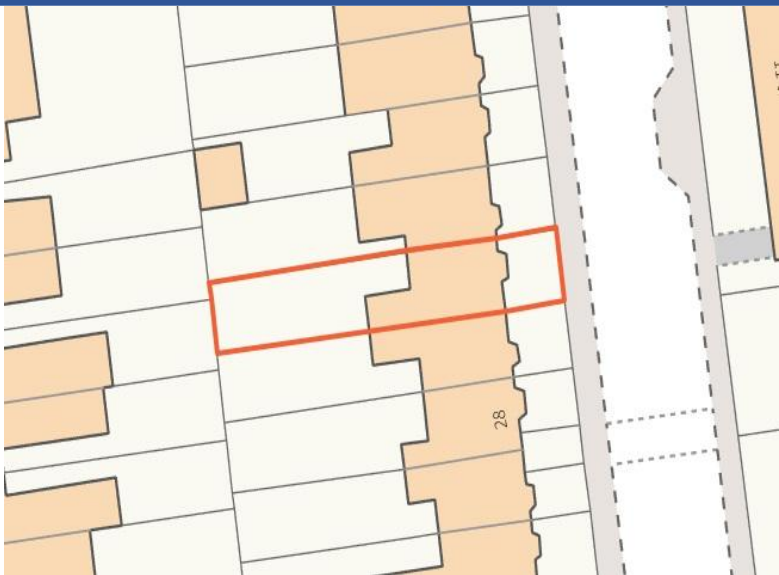
# London SE10 – 24/24B Combedale Road, Greenwich SE10 OLG

## Freehold Residential Block Investment



### Investment Consideration:

- Purchase Price: £875,000
- Gross Initial Yield: 6.10%
- Rental Income: £53,400 p.a.
- VAT is NOT applicable to this property
- SPV can be purchased to minimize stamp duty
- Comprises three-storey residential block of 1 x 3-Bed and 1 x 1-Bed Apartments
- No.24 benefits from private garden and No.24B benefits from private patio
- Development potential to extend in the loft and rear, subject to obtaining planning
- Situated within short walk from Westcombe Park station with direct line to London Bridge, Cannon Street, Farringdon, St Pancras, and few minutes to North Greenwich station (Jubilee Line).



### Tenancies and Accommodation:

| Property                         | Accommodation                                                                                               | Lessee & Trade | Term     | Current Rent £ p.a. | Notes                                         |
|----------------------------------|-------------------------------------------------------------------------------------------------------------|----------------|----------|---------------------|-----------------------------------------------|
| No. 24<br>(Ground & First Floor) | Maisonette: 75 sq m (807 sq ft)<br>3 Bedrooms, kitchen, dining, living room,<br>2 bathrooms, private garden | Individuals    | Periodic | £33,000             | Note 1: AST<br>Note 2: Deposit held of £2,700 |
| No. 24B<br>(Lower Ground Floor)  | Apartment: 53 sq m (570 sq ft)<br>1 Bedroom, kitchen, living room, bathroom,<br>private patio               | Individuals    | Periodic | £20,400             | Note 1: AST<br>Note 2: Deposit held of £1,750 |
| Total                            |                                                                                                             |                |          | £53,400             |                                               |

# London SE10 – 24/24B Combedale Road, Greenwich SE10 0LG

## Freehold Residential Block Investment



### Property Description:

Three-storey residential block comprising 3-bedroom maisonette at ground and first floor (No.24) and 1-bedroom apartment at lower ground floor (No.24B), providing the following accommodation and dimensions:

No. 24: 75 sq m (807 sq ft)

3 Bedrooms, kitchen, dining, living room, 2 bathrooms, private garden

No. 24B: 53 sq m (570 sq ft)

1 Bedroom, kitchen, living room, bathroom, private patio

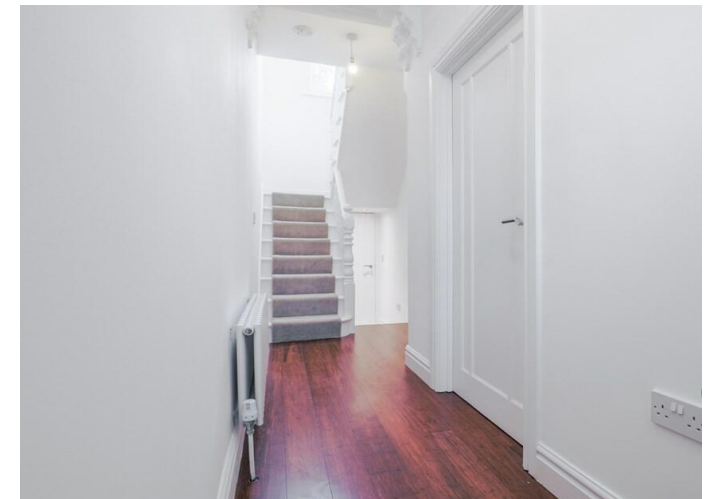
**Total GIA: 128 sq m (1,377 sq ft)**

*Development potential to extend in the loft and rear, subject to obtaining the necessary consents.*

### Tenancy:

No. 24 is at present let on Periodic tenancy to Individuals at a current rent of £33,000 per annum. Deposit held of £2,700.

No. 24B is at present let on Periodic tenancy to Individuals at a current rent of £20,400 per annum. Deposit held of £1,750.



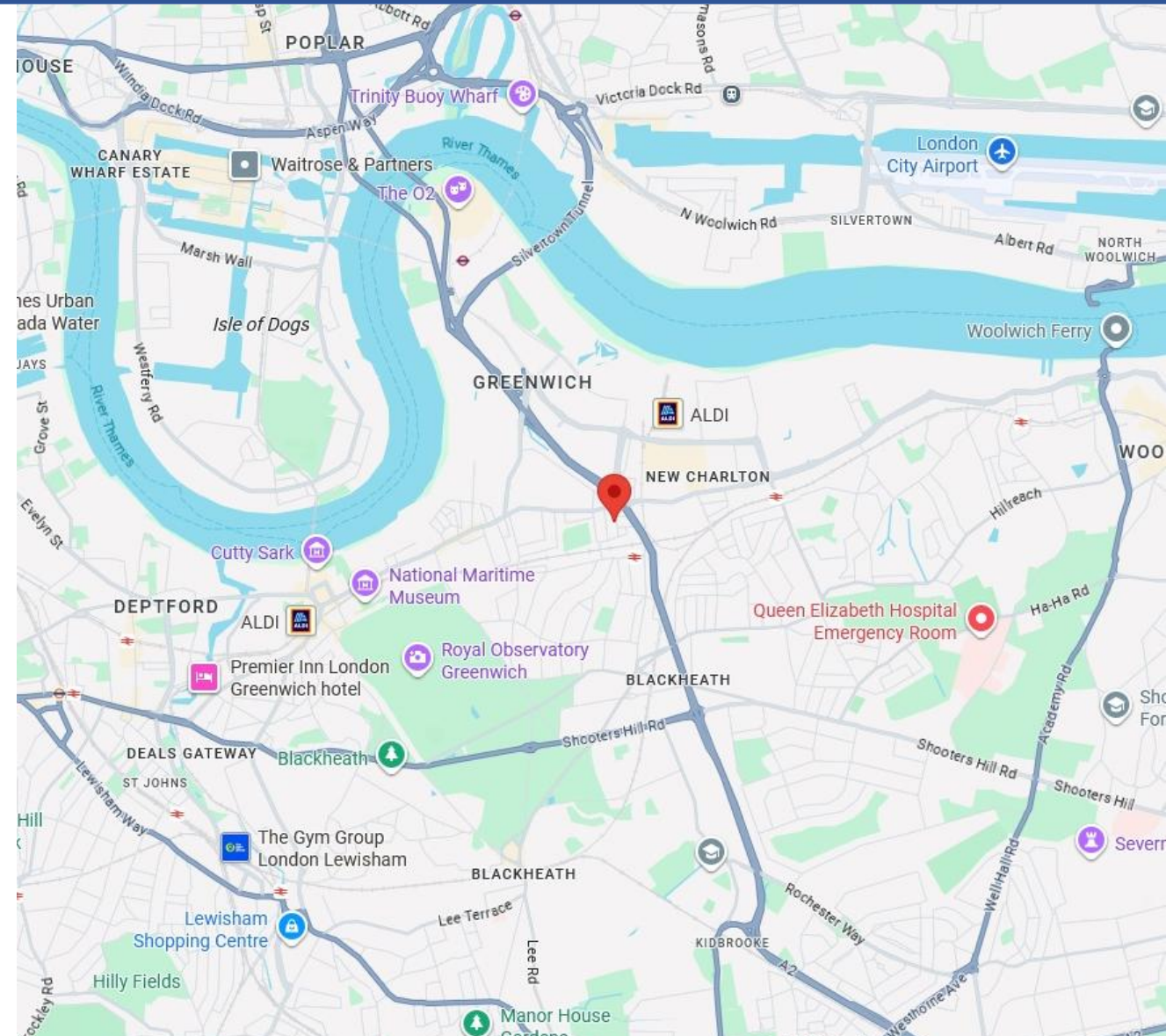
# London SE10 – 24/24B Combedale Road, Greenwich SE10 0LG

## Freehold Residential Block Investment



### Location:

Greenwich is a popular South-East London suburb situated some 6 miles from the City of London, on the south bank of the River Thames. The property is located only few minutes walk away from Westcombe Park station with direct line to London Bridge, Cannon Street, Farringdon, St Pancras, and few minutes to North Greenwich station (Jubilee Line), as well as being close to O2 with shopping and restaurants, and many amenities at Greenwich Centre (swimming pool, gym and more). Occupiers nearby include Marks & Spencer, Asda, and Sainsburys, Takeaways and more.



# London SE10 – 24/24B Combedale Road, Greenwich SE10 0LG

## Freehold Residential Block Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In the event any part of the property is in residential use, The Renter's Rights Act 2025 may apply to this property.