



58 TRESSILLIAN ROAD, BROCKLEY, LONDON SE4 1YB

THREE STOREY VICTORIAN BUILDING | ARRANGED AS 6 FLATS | LET PRODUCING £90,600PA



Commercial, Investment & Development

Key Features

- Three storey Victorian building for sale.
- Arranged as 6 flats.
- Let & producing £90,600pa
- Located within Zone 2 & sought-after Brockley Conservation Area.
- Value add potential to the rear (STPP)
- Guide price: £1,425,000 F/H with benefit of tenancies & income (6.33% yield).



A rare opportunity to purchase a freehold three storey Victorian building arranged as 6 flats within the sought-after Brockley Conservation Area.

The building is currently arranged as 4 studios and 2 x 1 bedroom flats and is producing a rental income of £90,600pa. The property has recently benefitted from rental increases across all 6 flats.

The property offers potential to convert back to a house or into a smaller number of large flats, subject to planning. There is also potential to extend at the rear as per similar properties in the road. There is a provision for off-street parking on a first come first serve basis.

The property is within the Brockley Conservation Area, however it is not Listed.

Virtual Tours

Virtual tours can be viewed on the below links:

Flat 1: <https://my.matterport.com/show/?m=VuHLPeRZcZB>

Flat 2: <https://my.matterport.com/show/?m=cNMmZKWyq5j>

Flat 3: <https://my.matterport.com/show/?m=2uUfqTjboFt>

Flat 4: <https://my.matterport.com/show/?m=VbHCmvTZqcE>

Flat 5: <https://my.matterport.com/show/?m=Rc2uZ2XtbiR>

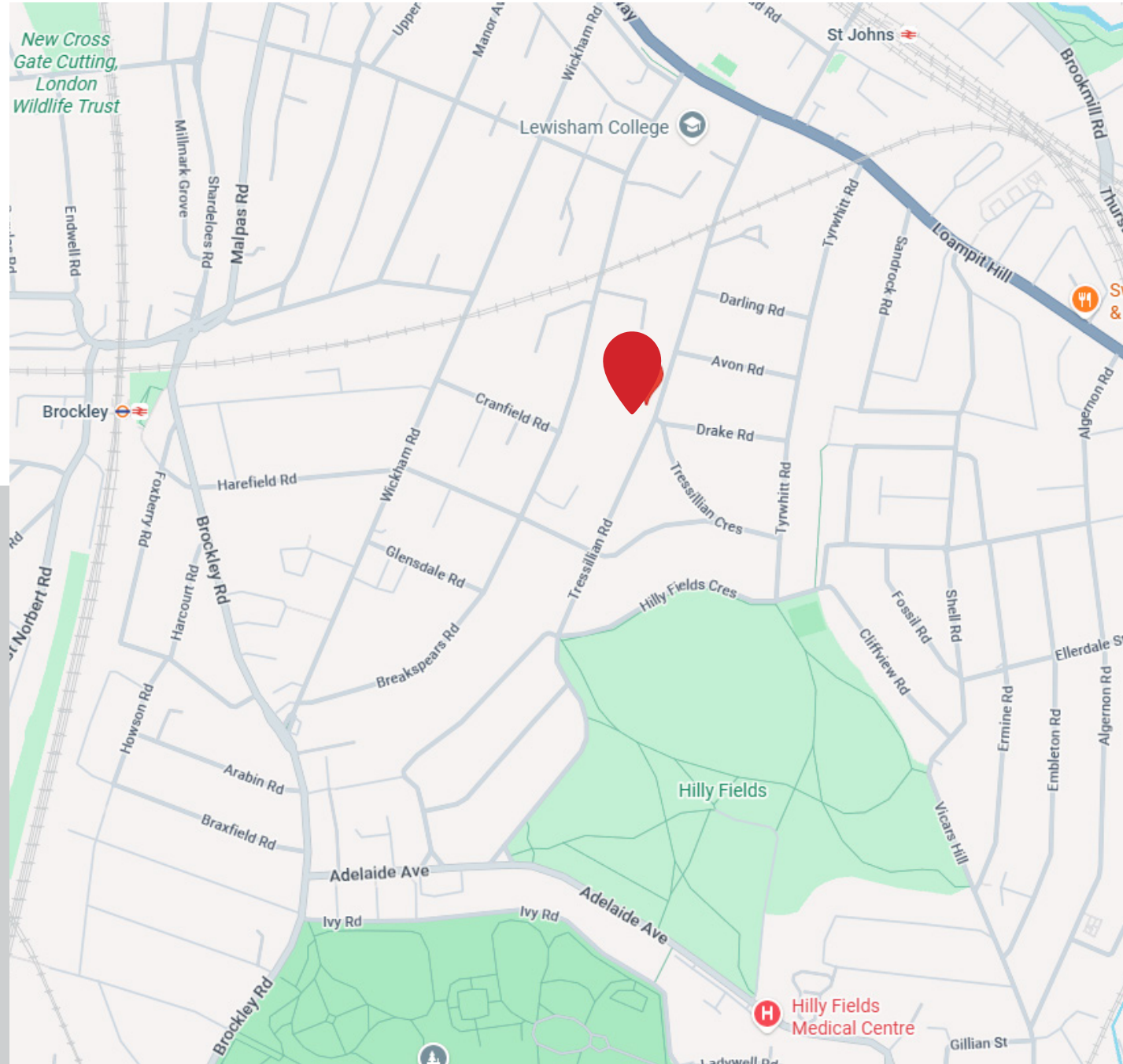
Flat 6: <https://my.matterport.com/show/?m=gu6WEbwvoBw>



Location

The property is located in Central Brockley, an affluent area in South East London mostly comprising residential Victorian period properties. The area benefits from good local schools, lots of open spaces, and a quirky high street. National businesses with a presence in the immediate area include the likes of Sainsbury's and Co-op.

Brockley Train Station (Zone 2) is located 0.4 miles away (8 minute walk) and provides access to Southern and London Overground lines (London Bridge 13 minutes and Shoreditch High Street 18 minutes).



St John's
0.4 miles



Brockley
0.6 miles



Crofton Park
0.8 miles



Lewisham
0.9 miles

Flat	Floor	Description	EPC	Size sqm	Size sqft	Current rental income pcm	Current rental income pa
1	Ground	Studio	C	26	279	On the market at £1,250	On the market at £15,000
2	Ground	1 bed garden flat	D	53	570	£1,500	£18,000
3	First	Studio	C	49	527	£1,250	£15,000
4	First	Studio	C	31	333	£1,250	£15,000
5	Second	1 bed	D	49	527	£1,150	£13,800
6	Second	Studio	D	31.2	336	£1,150	£13,800
Total				239.2	2,575	£6,300 pcm	£90,600 pa



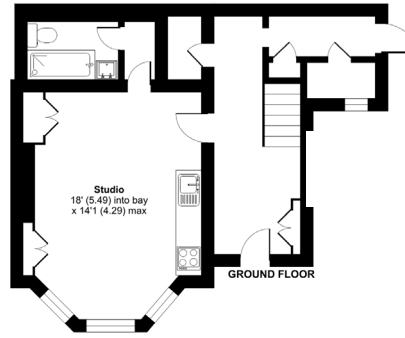
Tressillian Road, London, SE4

Total Area: 239.2 sqm/2,575 sqft



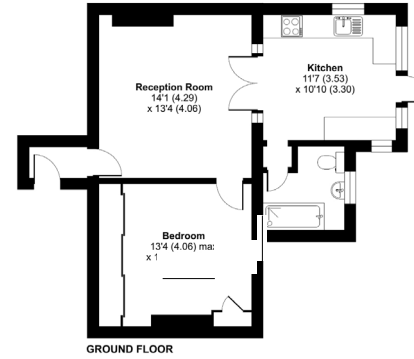
**Tressillian Road, London, S
Flat 1**

Total Area: 26 sqm/279 sqft



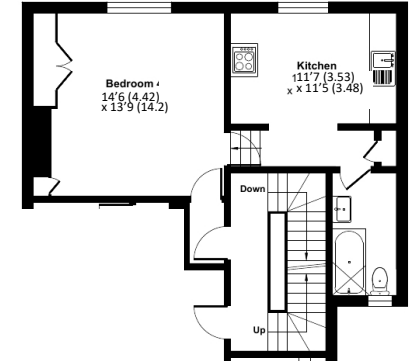
**Tressillian Road, London, SE4
Flat 2**

Total Area: 53 sqm/570 sqft



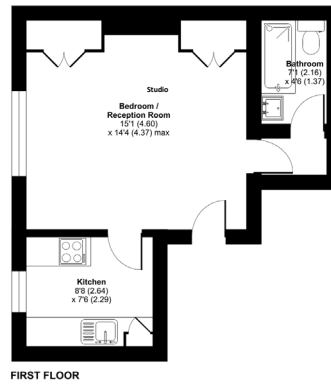
**Tressillian Road, London, SE4
Flat 3**

Total Area: 49 sqm/527 sqft



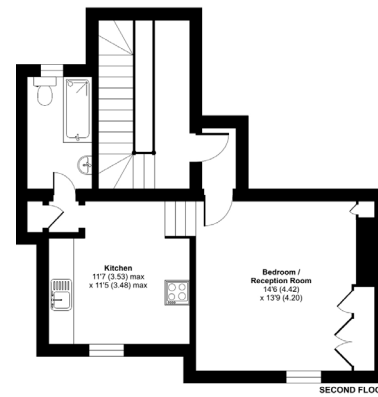
**Tressillian Road, London, SE4
Flat 4**

Total Area: 31 sqm/333 sqft



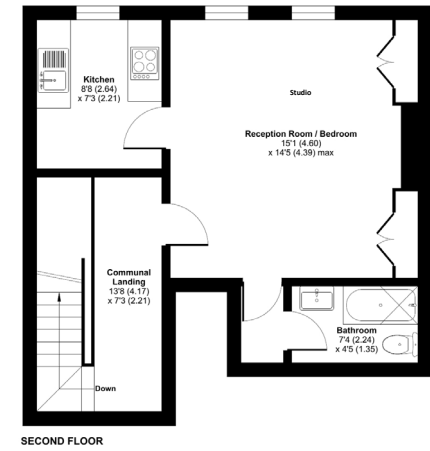
**Tressillian Road, London, SE4
Flat 5**

Total Area: 49 sqm/527 sqft



**Tressillian Road, London, SE4
Flat 6**

Total Area: 31.2 sqm/336 sqft



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). Produced for Acorn Group. REF: 1319487. ©nichecomm 2025.

Further Information

Price	Guide price: £1,425,000 invited for the freehold interest with the benefit of the existing tenants and income.
VAT	We understand that VAT is not chargeable on this property.
Viewings	<p>The property can be viewed from the roadside at anytime, however given the property is tenanted internal access is strictly by prior appointment only.</p> <p>Given the virtual tours and further information available, to limit disturbance to the tenants, we are looking to agree a sale based on the information provided with access arranged for the selected buyer prior to exchange and completion of contracts.</p>
Available On Request	<ul style="list-style-type: none">• Rental schedule• Virtual tours• Additional photography• Floorplans• Title and Title to be sold• EPCs



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Scan the QR code or click here to view the dataroom for this property.

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