



HOLLINGTON HOUSE

1 Parklands, Kingston Upon
Thames, London KT5 8EB

Freehold Residential
Block with Planning

Guide Price:
£1,775,000





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**Hollington
House**

Executive Summary



PROPERTY TYPE

Residential Investment
& Development



SIZE

349.3 sqm / 3,759 sq ft



COMMERCIAL / RESIDENTIAL

Residential



CLOSEST TRAIN STATION

Surbiton
(0.5 miles)



About Hollington House

Rare Freehold Investment & Development Opportunity

- Freehold and six long leasehold flats offered as a single lot
- Prime, upmarket location in Surbiton, Kingston upon Thames
- Situated within the Surbiton Hill Park Conservation Area
- Approx. 10 min walk to Surbiton Town Centre & Surbiton Station
- Direct fast rail links to London Waterloo

Asset Overview

- Residential block comprising six one-bedroom flats
- Well-maintained period building
- Communal gardens, pedestrian access and shared staircase
- Separate garage included within the ownership
- Total Gross Internal Area: 349.3 sqm / 3,759 sq ft excl. garage
- Site area: 0.18 acres

Income & Reversion

- Current passing rent: £2,745 pcm / £32,940 pa
- Estimated Rental Value (ERV): £10,440 pcm / £128,040 pa

Development Potential

- Garage benefits from approved planning permission (Ref: 24/01703/FUL)
- Consent granted for demolition and replacement with a semi-detached, split-level two-bedroom house
- Estimated GDV of completed house: £575,000.





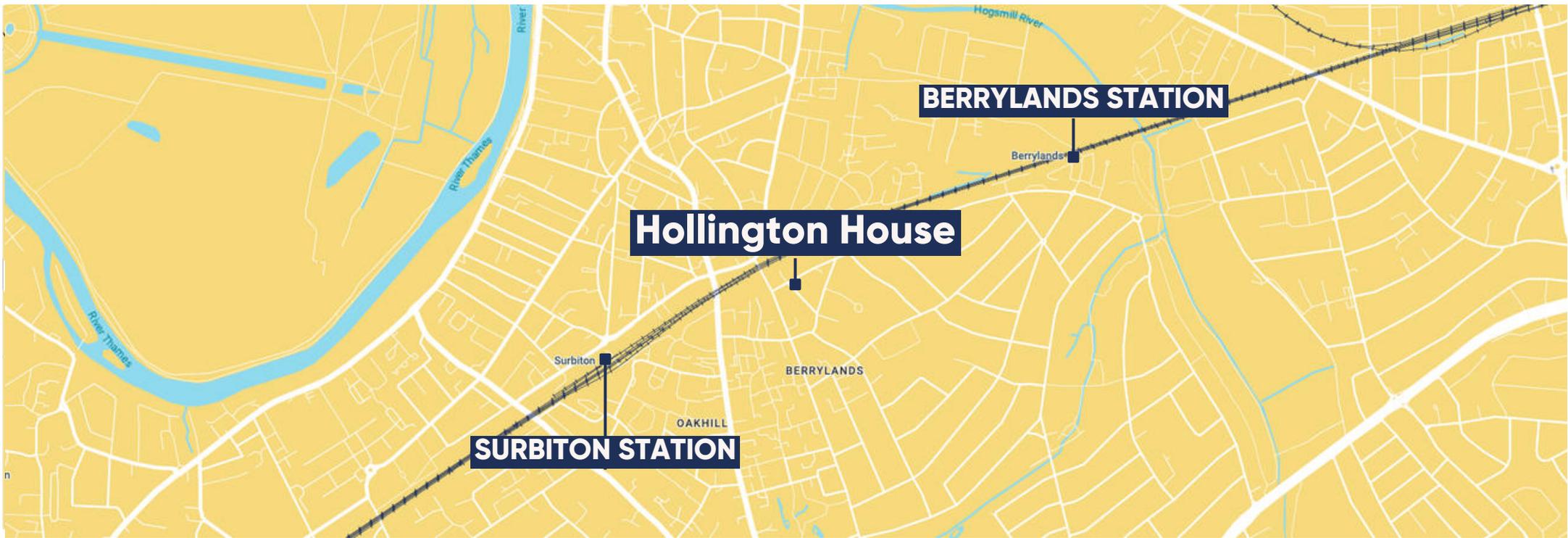
SURBITON STATION

HAMPTON COURT GARDENS

HOLLINGTON HOUSE



Hollington
House



CLOSEST TRAIN STATION
Surbiton (0.5 miles)



LOCAL AMENITY
Waitrose (0.5 miles)

Location

The area boasts a welcoming, upmarket feel with scenic parks and the nearby River Thames, attracting young professionals and affluent families. Surbiton Town Centre, just a short walk away, offers a variety of shops, cafés, and restaurants. Surbiton Train Station is a 10-minute walk, providing fast links to London Waterloo in under 20 minutes. Excellent transport connections include multiple bus routes to Kingston and Wimbledon, while the A3 offers easy access to central London and the M25.



Accommodation Schedule

FLAT	FLOOR	SIZE (SQM)	SIZE (SQ FT)	INCOME (PCM)	ERV	ESTIMATED MV	TERM END
1	GF	47	506	-	£1,395	£325,000	VACANT
2	GF	46	495	-	£1,395	£325,000	VACANT
3	1F	49	527	-	£1,395	£325,000	VACANT
4	1F	43	463	-	£1,395	£300,000	VACANT
5	2F	49	527	£1,350	£1,395	£325,000	20/02/2027
6	2F	44	473	£1,395	£1,395	£300,000	18/04/2026
New build	GF	71.3	768	-	£2,300	£575,000	-
TOTAL		349.3	3,759	£2,745	£10,670	£2,475,000	
				£32,940 (Per Annum)	£128,040 (Per Annum)		

Current Planning

Planning permission granted (ref 24/01703/FUL) for the demolition of an existing garage and staircase, internal alterations to Flat 2 and communal areas, and the construction of a three-storey side extension to create a semi-detached two-bedroom, three-person split-level residential unit (768 sqft/71.3 sqm) (see elevation drawings and floor plans).



Proposed Front Elevation

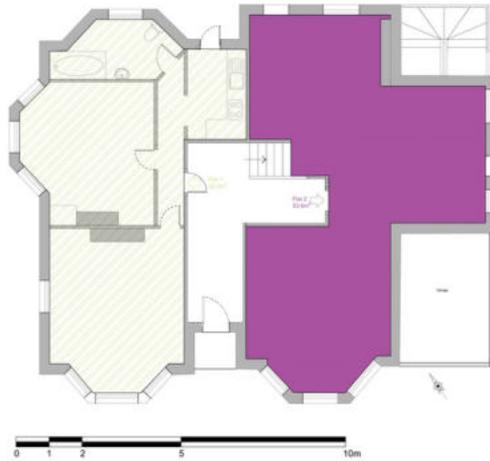


Proposed Rear Elevation

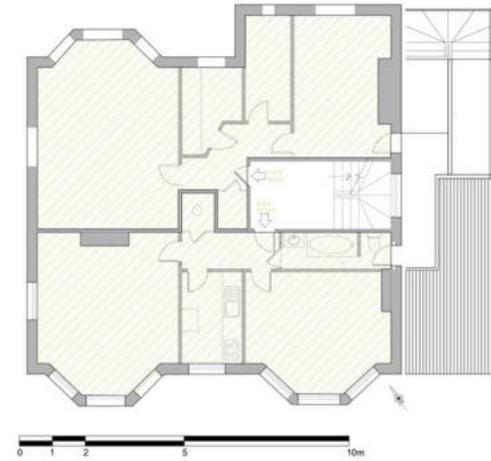
Current Floorplans



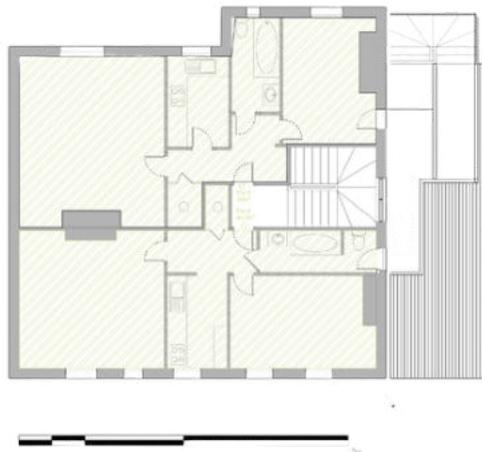
Hollington
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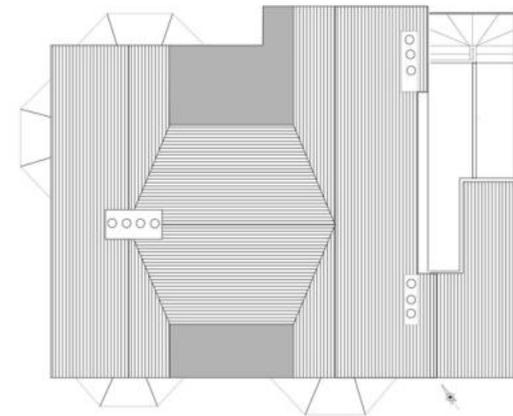
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

Proposed Floor Plan Following Garage Redevelopment



Hollington
House



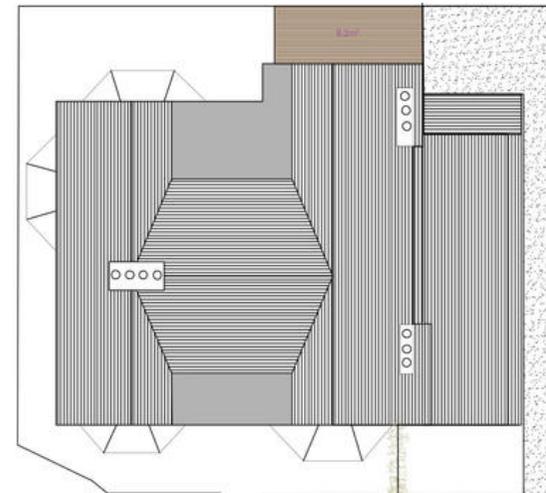
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

Further Information:

TENANCIES:

Current rent of £2,745 pcm / £32,940 pa – let on Assured Shorthold Tenancies.

VAT:

The site is not elected for VAT.

PROPOSAL:

Guide Price of £1,775,000

VIEWINGS:

Available strictly by appointment only.



Chue Li
Property Consultant

chueli@whozoo.co.uk
0333 200 8330



Nathan King
Senior Property Consultant

nathanking@whozoo.co.uk
0333 200 8330

whozoo.

Commercial Property, Expertly Done

T: 0333 200 8330
E: info@whozoo.co.uk
Unit 2, 2 Delacourt Road London SE3 8XA

www.whozoo.co.uk

www.linkedin.com/company/whozooltd/

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