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INVESTOR PROSPECTUS

NOVEMBER 2026



CLAPHAM JUNCTION · LONDON SW11

Osprey Heights

A two-bedroom, tenth-floor flat with west-facing views on the gated Falcons Estate, across the road from Britain's busiest rail interchange.

£275,000 - £300,000	£2,250 pcm	9.0% - 9.8%	958 years
GUIDE PRICE	ESTIMATED RENT	GROSS YIELD	LEASE REMAINING



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THE NUMBERS

A Zone 2 station-door flat at a yield London rarely offers.

A 721 sq ft two-bed with an allocated parking space, a 999-year lease and no ground rent, guided at £275,000 - £300,000 (£381 - £416 per sq ft). On an estimated £2,250 pcm it returns 9.8% gross and 7.8% after service charges at £275,000, and 9.0% and 7.1% at £300,000.

GUIDE PRICE	ESTIMATED RENT	GROSS YIELD	NET OF SERVICE CHARGES
£275k - £300k	**£2,250**	**9.8%**	**7.8%**
Marketed at £275,000 · offers invited within the guide	per calendar month · £27,000 a year	£27,000 ÷ £275,000 · 9.0% at £300,000	After £5,568.53 service charges and £0 ground rent · 7.1% at £300,000

INTERNAL AREA	PRICE PER SQ FT	SERVICE CHARGE	GROUND RENT
721 sq ft	**£381**	**£5,490**	**£0**
67 m² on the floor plan · 66 m² on the EPC	£275,000 ÷ 721 sq ft · £416 at £300,000	2026-27, flat · plus £78.39 for the parking space	Exempt (managing agent statement)

TENURE	BEDROOMS	FLOOR	EPC
Leasehold	**2 bed**	**10th**	**D (66)**
999 years from 1 Jan 1986	1 bathroom · 1 reception · kitchen	Two lifts · west-facing views	Potential C (76) · valid to 16 Nov 2036

Why investors look at this one

- **Yield.** 9.8% gross at £275,000 and 9.0% at £300,000, on a rent estimate that sits below the average 2-bed rent in Wandsworth of £2,479 pcm (ONS, Oct 2026).
- **Transport.** Clapham Junction station is across the road: Victoria in 6 minutes, Waterloo in 8.
- **The estate.** Gated, with a concierge, indoor pool, spa pool, gym and landscaped gardens with a wisteria pergola.
- **Lease and ground rent.** About 958 years left, no ground rent, and a resident-run freehold company.
- **Entry price.** The guide is £60,000 - £85,000 below the flat's last sale (£360,000, July 2016) and 18% - 25% below Propalt's automated estimate.
- **Ready to let.** A new EPC (D) was issued in November 2026, and the flat has been let before.



Looking west over the estate from above, November 2026.



03 THE PROPERTY

THE FLAT

Big for a two-bed, high up, with open views.

The flat is on the tenth floor of Osprey Heights, one of the towers on the gated Falcons Estate behind Clapham Junction. At 721 sq ft (67 m²) it is large for a two-bedroom flat, with a separate kitchen, a reception room, two double bedrooms and a bathroom.

The living room and bedrooms have large west-facing windows. New wooden floors have been laid. Two lifts serve the building, and the flat comes with its own allocated parking space, held on a separate 999-year lease.

It has been let before, so it is a proven rental. Tenants get a short walk across one road from the station into a gated estate with a concierge on site.

KEY FACTS

ACCOMMODATION	2 bedrooms · 1 bathroom · 1 reception · kitchen
INTERNAL AREA	721 sq ft / 67 m² (floor plan) · 66 m² (EPC)
FLOOR	Tenth floor, two lifts
ASPECT	West-facing
PARKING	Allocated space 237, on its own 999-year lease
HEATING	Electric storage heaters, no gas
GLAZING	Single glazed (EPC)
TENURE	Leasehold, about 958 years left
EPC	D (66), potential C (76)







LIVING SPACE

Room to live and work.

The reception room measures 5.18 m x 2.90 m (17' x 9'6") with a bay window over the estate and the city. New wooden floors run through, and there is space for a sofa, dining or desk.









THE KITCHEN

A separate kitchen with room to eat.

The kitchen is 4.72 m x 2.49 m (15'6" x 8'2"), a separate room with a full run of fitted units, an oven and hob, and a window at the end with space for a dining table.

A separate kitchen suits sharers and professional tenants, and it keeps cooking out of the living space.









TWO DOUBLES

Two good-sized double bedrooms.

Bedroom one is 4.17 m x 2.82 m (13'8" x 9'3") and bedroom two is 4.14 m x 2.84 m (13'7" x 9'4"). Both are doubles of almost equal size, each with a large window, so the flat works for sharers as well as couples.







THE BUILDING ENTRANCE

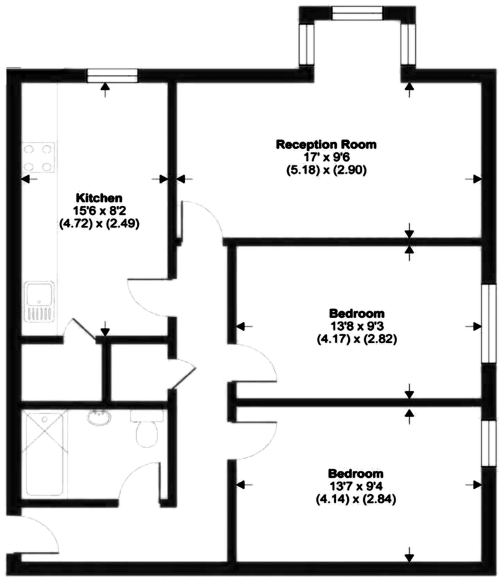
BATHROOM

A bath with a shower over.

A tiled bathroom with a bath, shower over, basin and WC. The building entrance opens onto the landscaped estate grounds, behind the gate.

THE LAYOUT

721 sq ft, laid out around a central hall.



TENTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
721 SQ FT / 67 SQ M

This plan has been drawn for illustrative and identification purposes only.

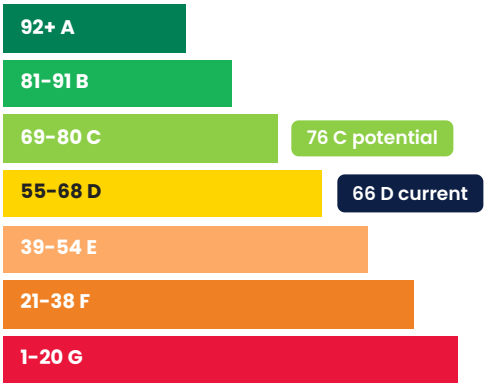
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Floor plan for illustration and identification only. Measurements are approximate.

ROOM SIZES

ROOM	METRIC	IMPERIAL
Reception room	5.18 x 2.90 m	17' x 9'6"
Kitchen	4.72 x 2.49 m	15'6" x 8'2"
Bedroom	4.17 x 2.82 m	13'8" x 9'3"
Bedroom	4.14 x 2.84 m	13'7" x 9'4"
Gross internal area	**67 m²**	**721 sq ft**

ENERGY PERFORMANCE



CERTIFICATE	9350-2006-2690-2596-3805
ISSUED	17 Nov 2026 · valid to 16 Nov 2036
FLOOR AREA	66 m²
HEATING	Electric storage heaters

Rated D, so the flat can be let under the current minimum energy standard (A to E).

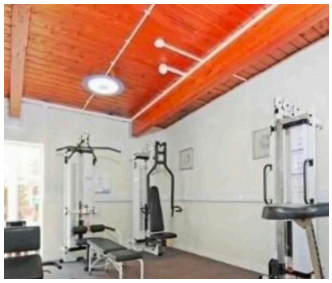


09 THE FALCONS ESTATE

AMENITIES

Gardens, a pergola walk, a pool and a gym, all behind the gate.









ON THE ESTATE

- Gated estate with an on-site concierge
- Indoor swimming pool, spa pool and sauna
- Residents' gym
- Landscaped gardens, the wisteria pergola walk and a conservatory
- Allocated parking

RUN BY RESIDENTS

The freehold is owned by The Falcons Estate (Battersea) Limited, and its board members are residents of the estate. JFM Block & Estate Management manages it day to day.

The estate puts £410,000 a year into its reserve fund, and the 2024-25 accounts closed with a £33,958 surplus, which was credited back to leaseholders.

Estate grounds: SquareHaus, Nov 2026 · Facilities: earlier estate photographs

WHAT IT COSTS TO HOLD

Service charge, ground rent and lease.

SERVICE CHARGE 2026-27 (1 JULY 2026 TO 30 JUNE 2027)

SCHEDULE	SHARE	PER YEAR	HALF-YEAR
Schedule 1 · Main service charge	0.346% of £1,092,117.70	£3,778.73	£1,889.37
Schedule 2 · Main reserve fund	0.346% of £350,000	£1,211.00	£605.50
Schedule 3 · Lift service charge	0.6353% of £28,767	£182.76	£91.38
Schedule 4 · Lift reserve fund	0.6353% of £50,000	£317.65	£158.83
Flat total		**£5,490.14**	**£2,745.08**
Parking space · car park charge and reserve	Schedules 5 and 6	£78.39	yearly
Total service charges		**£5,568.53**	

£1,528.65 of the flat's charge (28%) is reserve fund contribution, money set aside for future works rather than running costs.

THREE-YEAR HISTORY (FLAT)

YEAR	CHARGE	CHANGE
2024-25	£5,113.74	-
2025-26	£5,431.12	+6.2%
2026-27	£5,490.14	+1.1%

Year-end surpluses are credited back. In October 2026 this flat received £118.28 from the 2024-25 surplus.

GROUND RENT AND LEASE

GROUND RENT	£0 (exempt)
LEASE TERM	999 years from 1 Jan 1986
REMAINING	About 958 years
LEASE DATE	31 July 2020 (extended)
FREEHOLDER	The Falcons Estate (Battersea) Ltd
MANAGING AGENT	JFM Block & Estate Management

POINTS FOR YOUR SOLICITOR

- **Construction.** The towers are non-standard construction, so some high-street lenders won't lend. The Board's August 2026 letter says specialist lenders do, and that the intrusive building survey findings so far are positive, with the final report due shortly. Cash buyers are not affected.
- **Sale process.** The managing agent requires an LPE1 management pack and a Licence to Assign before completion.
- **Building safety.** The estate includes higher-risk buildings under the Building Safety Act, and the freeholder is the Principal Accountable Person.
- **EPC.** A new EPC was issued on 17 November 2026: D (66), potential C (76), valid to 16 November 2036.

THE RETURN

£27,000 a year in rent on a £275,000 - £300,000 purchase.

ANNUAL RENT
£27,000
£2,250 pcm x 12

LESS SERVICE CHARGES
£5,568.53
Flat plus parking, 2026-27 · ground rent £0

NET OF SERVICE CHARGES
£21,431
7.8% on £275,000 · 7.1% on £300,000

YIELD ACROSS THE GUIDE PRICE

PURCHASE PRICE	ANNUAL RENT	GROSS YIELD	NET OF SERVICE CHARGES
£275,000 (bottom of guide)	**£27,000**	**9.8%**	**7.8%**
£300,000 (top of guide)	£27,000	9.0%	7.1%

RENT SENSITIVITY

MONTHLY RENT	BASIS	GROSS AT £275K	NET AT £275K	GROSS AT £300K	NET AT £300K
£2,000	Bottom of Propalt's rental band	8.7%	6.7%	8.0%	6.1%
£2,250	**Jeroen Hoppe's estimate**	**9.8%**	**7.8%**	**9.0%**	**7.1%**
£2,350	Propalt rental estimate	10.3%	8.2%	9.4%	7.5%

RENTAL EVIDENCE

WANDSWORTH 2-BED
£2,479
ONS average, Oct 2026

WANDSWORTH FLATS
£2,350
ONS average, Oct 2026

RENT GROWTH
+3.9%
Wandsworth, year to Oct 2026

ON THE ESTATE
£2,250 - £2,275
2-bed asking rents, Oct 2026

> *The £2,250 pcm estimate sits below the ONS average for a two-bed in Wandsworth and in line with what two-beds on the Falcons Estate are asking. Propalt's own estimate for this flat is higher, at £2,350 pcm.*

Yields are gross rent, or rent less service charges and ground rent, divided by purchase price. They are before letting and management fees, insurance, voids, repairs, mortgage costs, stamp duty and tax.

THE EVIDENCE

What flats here have sold for, and what's for sale now.

RECENT SALES · HM LAND REGISTRY

DATE	BUILDING	PRICE
Apr 2024	Osprey Heights	£295,000
Jan 2025	Osprey Heights	£300,000
Mar 2025	Osprey Heights	£305,000
Aug 2025	Osprey Heights	£285,000
Sep 2025	Eagle Heights	£280,000
Nov 2025	Eagle Heights	£229,000
May 2026	Eagle Heights	£230,000

Land Registry doesn't record bedrooms or floor area, so these cover all flat sizes in the two towers. In 2016-17, flats in Osprey Heights sold for £255,000 - £388,000.

FOR SALE NEARBY · PROPALT

BUILDING / STREET	BEDS	SQ FT	ASKING
Osprey Heights (Jul 2026)	2	732	£399,000
Osprey Heights (Sep 2026)	2	732	£280,000
Osprey Heights (Nov 2026)	1	506	£270,000
Eagle Heights, Bramlands Close	1	484	£325,000
Peregrine House, Sullivan Close	2	829	£390,000
Kite House, Meyrick Road	2	980	£400,000
St Lukes Court, Falcon Road	2	635	£475,000
Duval House, Grant Road	2	861	£600,000

Asking prices, not achieved prices.

SW11 FLATS MARKET · PROPALT

QUARTER	AVG ASKING PRICE, FLATS	AVG ASKING PRICE, ALL HOMES	DAYS TO SALE AGREED, FLATS
Q4 2025	£700,000	£749,000	108
Q1 2026	£672,500	£740,000	115
Q2 2026	£635,000	£700,000	61
Q3 2026	£624,000	£675,000	83

At £275,000 - £300,000 this flat is less than half the average SW11 flat asking price, and it sits within the range of recent sales in its own building. The average SW11 flat was asking £624,000 in Q3 2026, and this one has Clapham Junction station on its doorstep.



CLAPHAM JUNCTION

Across the road from the busiest interchange in Britain.

TO VICTORIA	TO WATERLOO	TRAINS PER HOUR	STATION USERS
6 min	8 min	100-180	24.4m
Fastest direct train	Fastest direct train	About 2,000 a day	Entries and exits, 2024-25

GETTING AROUND

Clapham Junction station is across the road, about two minutes' walk from the estate gate. Direct trains to Victoria and Waterloo, and direct services to Gatwick Airport.

Waterloo and Victoria are the station's two most popular destinations, with 1.9m and 1.4m journeys in 2024-25.

BATTERSEA AND NINE ELMS

The Vauxhall, Nine Elms and Battersea regeneration area is set to deliver more than 20,000 new homes and around 25,000 jobs. The Northern line extension opened on 20 September 2021 with two new Zone 1 stations at Nine Elms and Battersea Power Station.

The restored Grade II* listed Battersea Power Station opened to the public in October 2022, with more than 100 shops, bars and restaurants, offices and event space.

Aerial view over the estate towards Clapham Junction · SquareHaus, Nov 2026



PROPALT, NOVEMBER 2026

What independent property data says about this flat.

ESTIMATED VALUE	ESTIMATED RENT	LAST SALE	SW11 TIME TO SELL
£364,500	£2,350	£360,000	12 weeks
Moderate confidence · £505/sq ft	pcm · band £2,000 - £2,690	12 July 2016 (Land Registry)	National average 12

PROPERTY RECORD

TYPE	2 bed, 1 bath, 1 reception
INTERNAL AREA	721 sq ft (67 m²)
TENURE	Leasehold, about 958 years left
EPC	D (66), potential C (76)
FLAGS	No HMO record; no planning history on the flat

SW11 MARKET (LATEST)

TIME TO SALE	12 weeks on average
TIME TO COMPLETE	13 weeks (17 nationally)
PRICE REDUCTION	£36,691 on average

PLANNING NEARBY

- Inkster House, next door: re-cladding approved with 70 winter gardens and 5 new flats (Mar 2017).
- Falcon Road: mansard extension and conversion to 2 flats approved (Sep 2026).

Propalt figures are automated estimates, not a valuation. Its value estimate doesn't adjust for the estate's non-standard construction, which affects lending and price.

JEROEN HOPPE

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ABOUT YOUR AGENT

Jeroen Hoppe

INDEPENDENT PROPERTY SPECIALIST · POWERED BY EXP UK

I have spent more than 20 years selling and letting in South London. I started at Ludlow Thompson, became a branch manager in under two years and won Manager of the Year. In 2011 I set up my own agency, XanderMatthew in Clapham, and ran it until I sold it in 2016.

Since then I have worked in property development and investment. I run my own rental portfolio and have managed 20+ units across long-term and short-term lets, so I look at every deal from the investor's side of the table as well as the agent's.

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ARRANGE A VIEWING

Osprey Heights · Bramlands Close · Clapham Junction · London SW11

Guide price £275,000 – £300,000 · Leasehold · 2 bedrooms



IMPORTANT NOTICE. This prospectus is for information only. It is not financial, legal, tax or investment advice, and it does not form part of any offer or contract. All figures are indicative and may change. Rent is an estimate, not a guarantee. Yields are shown before letting and management fees, insurance, voids, maintenance, finance costs, stamp duty and tax. Propalt figures are automated estimates, not a RICS valuation. Measurements are from the floor plan and EPC and are approximate. Mortgage availability depends on the lender and the borrower. Buyers should rely on their own inspection, survey, solicitor's enquiries and independent financial advice. Jeroen Hoppe Property Limited, powered by eXp UK, has not tested any services or appliances. Sources: signed agency agreement (11 Nov 2026); JFM service charge and ground rent statements (10 Nov 2026); HM Land Registry title register (8 Nov 2026) and Price Paid Data; EPC register (17 Nov 2026); floor plan; ONS Price Index of Private Rents (published 18 Nov 2026); Propalt (Nov 2026); RailReach; ORR station usage 2024-25.