

**166 Worple Road
Raynes Park, SW20 8PR**

£2,150,000 Freehold



FANTASTIC INVESTMENT OPPORTUNITY CURRENTLY GENERATING APPROX. £114,543.96 PER ANNUM.

An imposing four-storey semi-detached Victorian property comprising six self-contained apartments and one studio apartment, with scope for extension (STPP and the usual consents).

The property is ideally situated close to the shopping and leisure amenities of both Raynes Park and Wimbledon, with all apartments currently tenanted, generating an annual rental income of £114,543.96.

Conveniently located near the junction of Worple Road and Lower Downs Road, the property benefits from easy access to a wide range of retail options in Raynes Park and Wimbledon. Nearby green spaces such as Dundonald Park and Wimbledon Common also offer excellent recreational opportunities with fantastic commuter links at both Raynes Park (South West Mainline) and Wimbledon (Overground, Thameslink, District Line, Tram) being within a short distance.

WORPLE ROAD, SW20
 Approx. Gross Internal Floor Area
3341 Sq. Ft/310.38 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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- Substantial Semi-Detached Victorian Property
- Fantastic Investment Opportunity
- Property Comprised of Seven Self-Contained Apartments
- Potential To Extend (STPP)
- Potential For Off Street Parking (STPP)
- Currently Producing circa. £114,543.96 Per Annum
- NO CHAIN
- Freehold
- EPC Ratings Range From C to E
- Council Tax Band - Ask Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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