BLACK SHEEP
EST 2026 RESIDENTIAL



A VESTA DEVELOPMENTS PROJECT

INVESTMENT OPPORTUNITY CHESHUNT, HERTFORDSHIRE

Toronto House

A complete building of five recently converted one bedroom apartments, offered as a single lot.

Guide price £1,000,000 Crossbrook Street, Cheshunt



THE OPPORTUNITY

Five apartments, one simple purchase

Toronto House, on Crossbrook Street in Cheshunt, is a complete building of five one bedroom apartments, recently converted and finished throughout. Every apartment is new, with calm neutral tones, a bright open plan living space and a modern fitted kitchen, ready for occupation.

The two rear apartments each have their own private terrace area. The three front apartments share the same easy layout. Each apartment has one allocated parking space, and there are bike and bin stores on site.

- Five one bedroom apartments
- Recently converted and finished throughout
- Two rear apartments with private terraces
- Five allocated parking spaces
- Bike and bin stores on site
- Guide price £1,000,000



THE NUMBERS

Projected rental income

PLOT	POSITION	ASKING RENT	PER YEAR
Plot 1	Back left, private terrace	£1,350 pcm	£16,200
Plot 2	Back right, private terrace	£1,350 pcm	£16,200
Plot 3	Front left	£1,250 pcm	£15,000
Plot 4	Front middle	£1,250 pcm	£15,000
Plot 5	Front right	£1,250 pcm	£15,000
Total		**£6,450 pcm**	**£77,400**

7.74%

GROSS YIELD

£77,400 a year ÷ £1,000,000 guide price × 100

Lease, service charge and ground rent

To be confirmed.

Rents shown are projected asking rents advised by Black Sheep Residential, not rents achieved; no apartment is let at the time of writing. The yield is gross, before costs such as management, maintenance, insurance, service charge, ground rent, voids and tax. All figures are a guide only and are not guaranteed. Buyers should take their own independent financial and legal advice.





WHY INVEST

The facts at a glance

Recently converted

Every apartment is new and finished throughout, ready for occupation.

Five separate units

Income comes from five apartments rather than one, so a single vacancy affects only part of the total.

Gross yield of 7.74%

Based on projected asking rents of £77,400 a year against the £1,000,000 guide price.

Rail links into London

Theobalds Grove station is about a 5 minute walk away, and Cheshunt station has direct trains to London Liverpool Street.

Allocated parking

One allocated space for each apartment, plus bike and bin stores on site.

Outside space

The two rear apartments each have their own private terrace area.

Yields are gross, before costs, and all figures are a guide only. Past or projected performance is not a guarantee of future returns.



LOCATION

Cheshunt, with London within reach

Crossbrook Street sits close to local shops and everyday essentials, with green space along the Lee Valley a short trip away and rail and road links into London.

ON FOOT		APPROX.
Theobalds Grove station	about 360 m	5 min walk[1]
Old Pond shops, Cheshunt	about 730 m	10 min walk[1]
Cheshunt station	about 1.5 km	20 min walk[1]

BY TRAIN FROM CHESHUNT	CONNECTIONS	FASTEST
Tottenham Hale	Victoria line	8 min[2]
Seven Sisters	Victoria line	13 min[2]
London Liverpool Street	Central, Elizabeth and other lines	23 min[2]

Theobalds Grove

London Overground Weaver line to London Liverpool Street.

By road

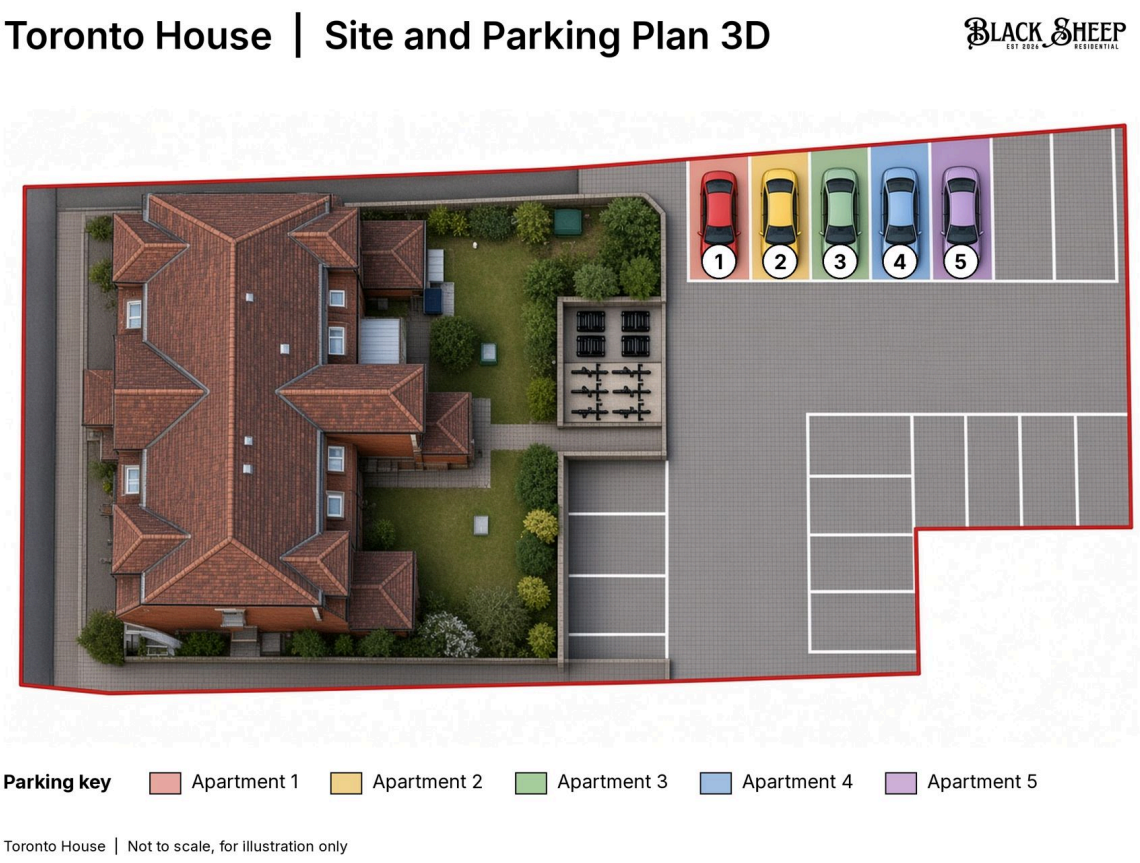
The A10 runs close by, meeting the M25 at junction 25 at Waltham Cross.

[1] Walking routes from the EN8 8JH postcode, OpenStreetMap data via the OSRM foot routing service, checked 3 November 2026. [2] Fastest direct weekday train, Greater Anglia train times pages (greateranglia.co.uk/train-times), checked 3 November 2026; average journeys are longer and times vary by service.

PARKING

One allocated space per apartment

Each of the five apartments has its own allocated parking bay, colour coded on the plan below, with bike and bin stores on site.



For illustration only. Not to scale. Bay allocation to be confirmed in the legal pack.





PLOT 1 BACK LEFT, PRIVATE TERRACE

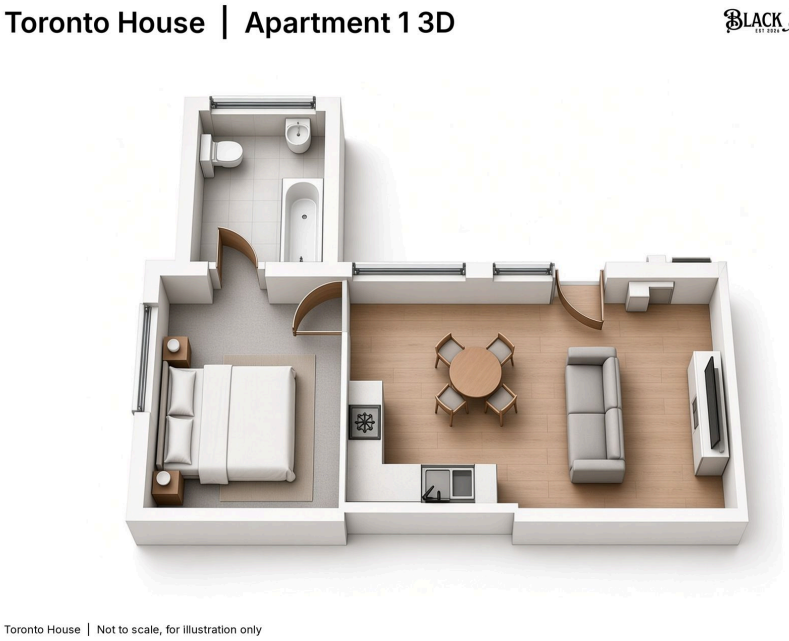
One bedroom apartment

Plot 1 sits at the back of Toronto House with its own private terrace, a real draw for tenants who want somewhere to sit outside. Inside, everything is new and finished in calm, neutral tones. The open plan kitchen, living and dining space is bright and easy to live in, with a modern fitted kitchen, and the bedroom and bathroom are tucked quietly off it.

£1,350 pcm
Projected asking rent

£16,200 a year
Projected gross rent

1 parking bay
Allocated



Floorplan for illustration only. Not to scale.





PLOT 2 BACK RIGHT, PRIVATE TERRACE

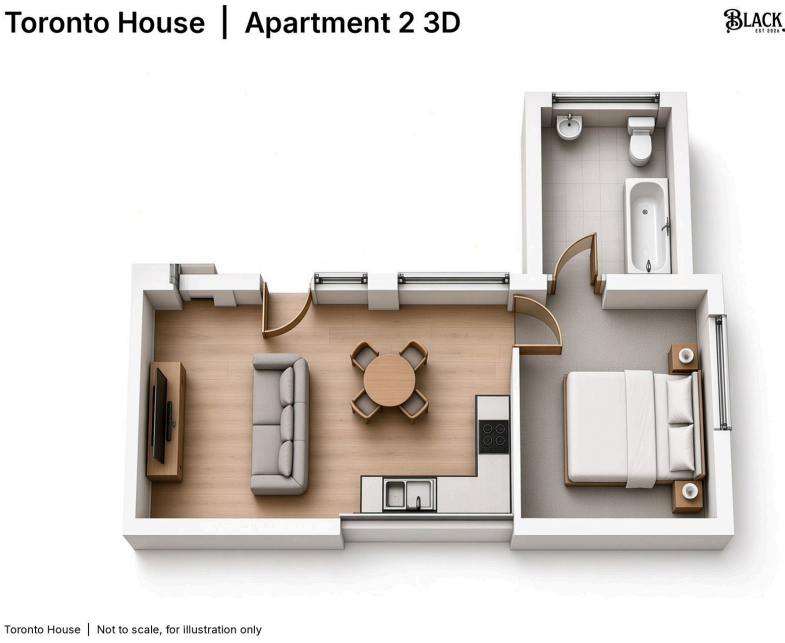
One bedroom apartment

Plot 2 mirrors Plot 1 at the back of the building and has its own private terrace, ideal for a morning coffee or a few pots of herbs. The apartment is new throughout, with calm, neutral tones, a bright open plan kitchen, living and dining space, a modern fitted kitchen, a restful bedroom and a fresh bathroom.

£1,350 pcm
Projected asking rent

£16,200 a year
Projected gross rent

1 parking bay
Allocated



Floorplan for illustration only. Not to scale.





PLOT 3 FRONT LEFT

One bedroom apartment

Plot 3 is one of three front apartments, recently converted and finished in calm, neutral tones. The bright open plan living space and modern fitted kitchen make everyday life easy, and the bedroom is a quiet place to switch off. With allocated parking and local shops close by, it is a simple, low maintenance let.

£1,250 pcm
Projected asking rent

£15,000 a year
Projected gross rent

1 parking bay
Allocated

Toronto House | Apartment 3 3D

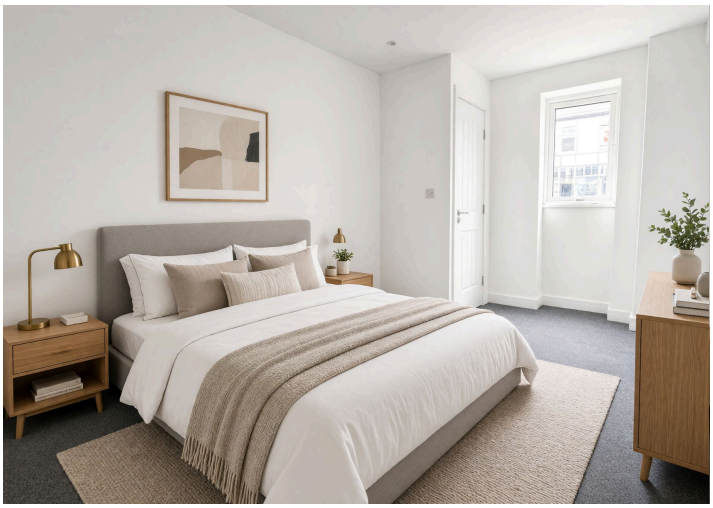
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Toronto House | Not to scale, for illustration only

Floorplan for illustration only. Not to scale.





PLOT 4 FRONT MIDDLE

One bedroom apartment

Plot 4 sits in the middle of the front of the building. Everything is new, with clean lines, a bright open plan living space and a modern fitted kitchen at its heart. A restful bedroom and a fresh, simple bathroom complete an easy, practical home that suits a single professional or a couple.

£1,250 pcm
Projected asking rent

£15,000 a year
Projected gross rent

1 parking bay
Allocated

Toronto House | Apartment 4 3D

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Toronto House | Not to scale, for illustration only

Floorplan for illustration only. Not to scale.





PLOT 5 FRONT RIGHT

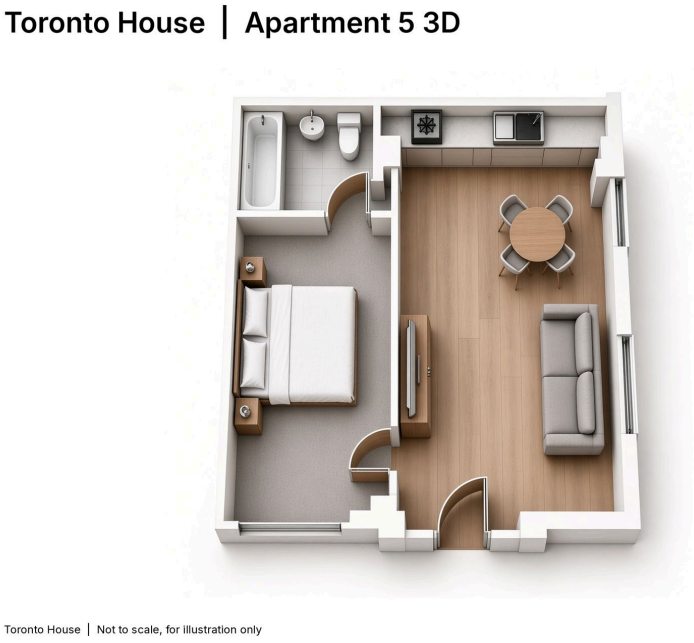
One bedroom apartment

Plot 5 completes the front row. Calm, neutral tones and clean lines make it feel instantly settled, with a bright open plan living space, a modern fitted kitchen and a quiet bedroom. One allocated parking space comes with the apartment, and local shops are close by.

£1,250 pcm
Projected asking rent

£15,000 a year
Projected gross rent

1 parking bay
Allocated

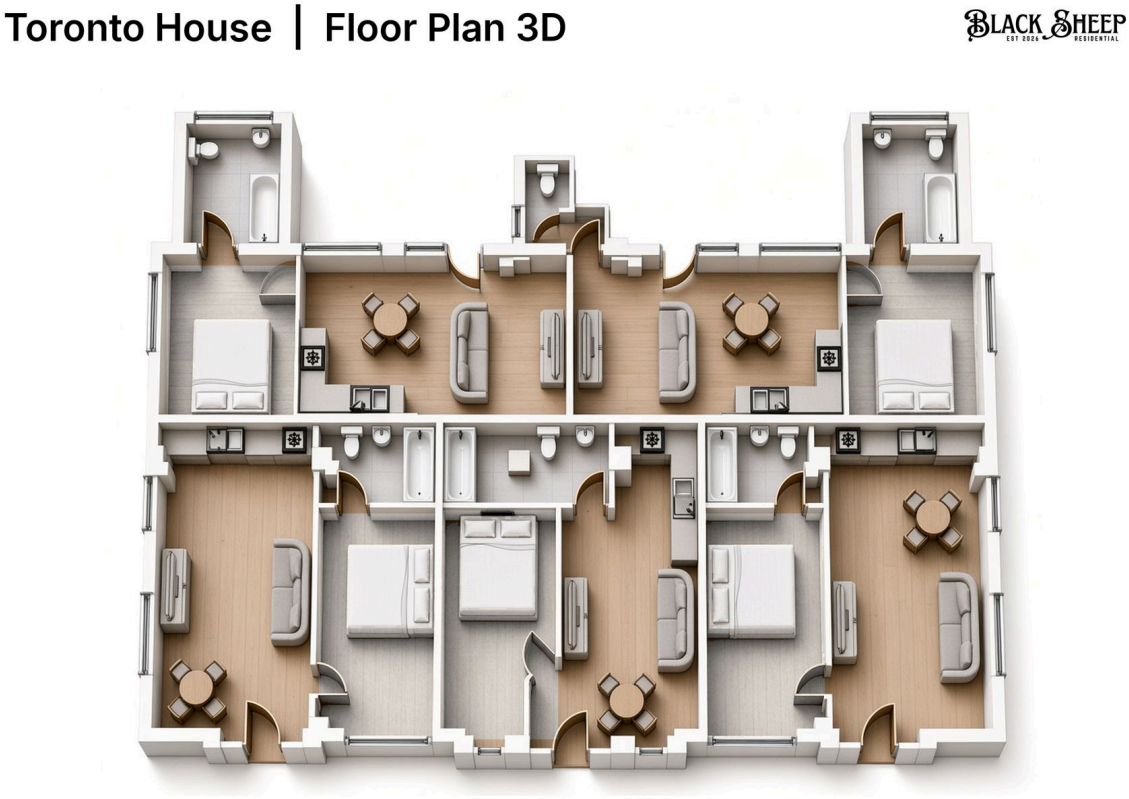


Floorplan for illustration only. Not to scale.

FLOORPLAN

The whole floor

All five apartments, with Plots 1 and 2 at the rear and Plots 3, 4 and 5 along the front.



Toronto House | Not to scale, for illustration only

For illustration only. Not to scale.



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EST 2026 RESIDENTIAL

Interested? Let's talk it through.

Black Sheep Residential, based in Elsenham.

Call

01279 295940

Email

hello@blacksheepresidential.co.uk

Web

blacksheepresidential.co.uk

Guide price

£1,000,000 for the whole development

These particulars are for guidance only and do not form part of any offer or contract. Rental figures are projected asking rents, not achieved rents, and yields are gross before costs. Tenure, lease length, service charge and ground rent are to be confirmed. Floorplans and images are for illustration only and some images have been digitally enhanced.