



## Cromwell Road, TW11

£2,000,000

Dexters are delighted to present for sale a fully let "turnkey" investment opportunity comprising of two freeholds houses located within the London Borough of Richmond upon Thames.

Both properties have been converted into four self-contained flats (1x studio, 2x one-beds & 1x two beds) creating a total of eight flats. Each property has the potential to create an additional studio flat within the loft areas subject to securing the necessary planning permission.

Combined Passing Rent £143,220 per annum, which represents a Gross Yield of 7.16% at the Guide Price.

Cromwell Road is conveniently located within 123 meters of Teddington Station, providing direct access to London Waterloo within 30 minutes.

Teddington High Street is within 401 meters offering a wide variety of shops, restaurants and cafes. Additionally, the stunning Bushy Park is within 312 meters, offering residents the opportunity to enjoy a tranquil stroll, cycle or picnic in one of London's most beautiful Royal Parks.

Tenure - Freehold HM Land Registry Title Numbers TGL517950 & TGL505411.

Note: The sellers will consider selling the properties either separately or as a single transaction for both.

### Features

- Freehold sale
- Fully let investment opportunity
- 8 self-contained flats
- Combined passing rent £143,220 pa
- Potential to create 2x additional studios (STPP)
- Close proximity to Teddington town centre

**1 Cromwell Road, Teddington, Greater London TW11 9EQ**  
**Full Floor Plan**



**Ground Floor**

**First Floor**

Total area (approx.): 179.9 sq. m (1936.4 sq. ft)

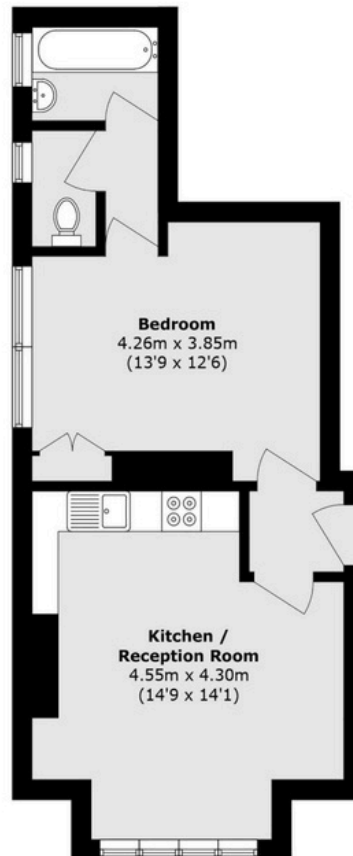


Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.  
 Dexters London Limited, Company Registration Number 04160511

[dexters.co.uk](http://dexters.co.uk)

Property sales, lettings and management. Development and investment advisors. Specialist residential Chartered Surveyors.

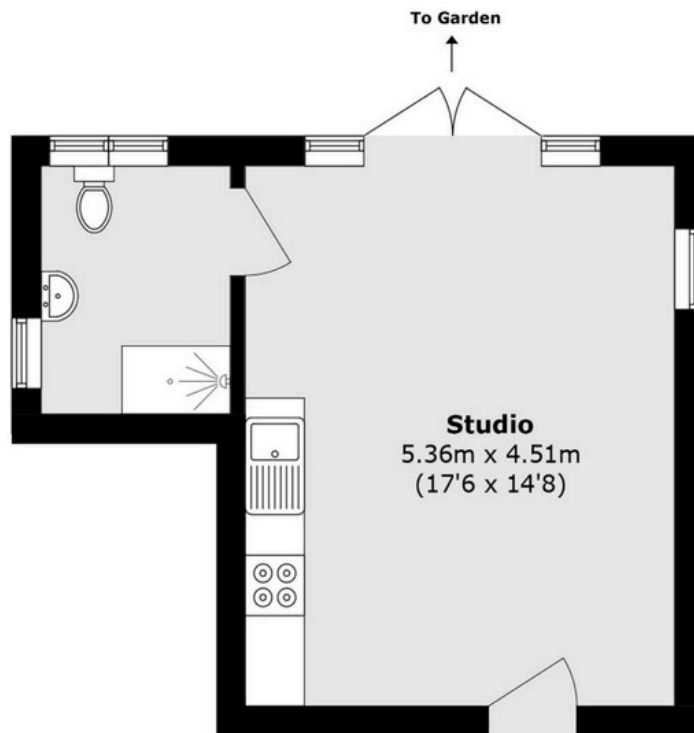
1 Cromwell Road, Teddington, Greater London TW11 9EQ  
Flat 1 - Floor Plan



## Ground Floor

Total area (approx.): 43.7 sq. m (470.3 sq. ft)

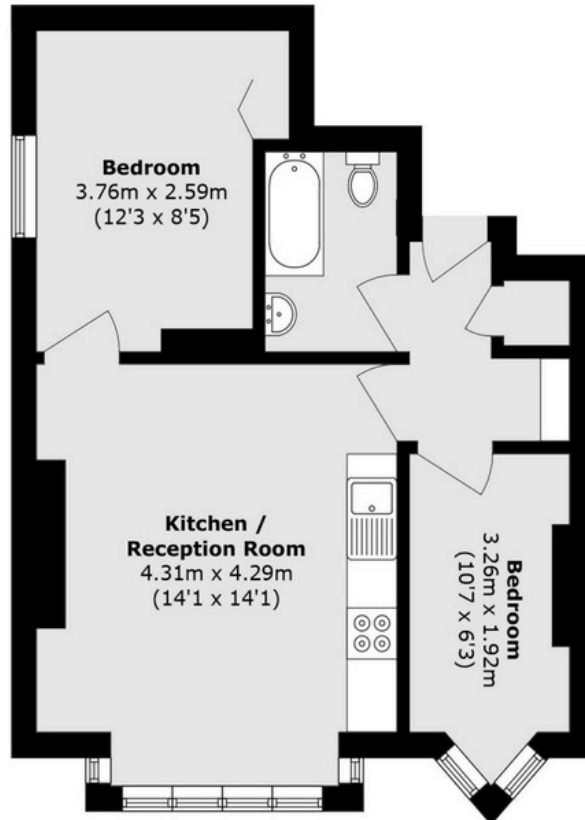
1 Cromwell Road, Teddington, Greater London TW11 9EQ  
Flat 2 - Floor Plan



## Ground Floor

Total area (approx.): 28.8 sq. m (310.0 sq. ft)

1 Cromwell Road, Teddington, Greater London TW11 9EQ  
Flat 3 - Floor Plan



## First Floor

Total area (approx.): 47.2 sq. m (508.0 sq. ft)

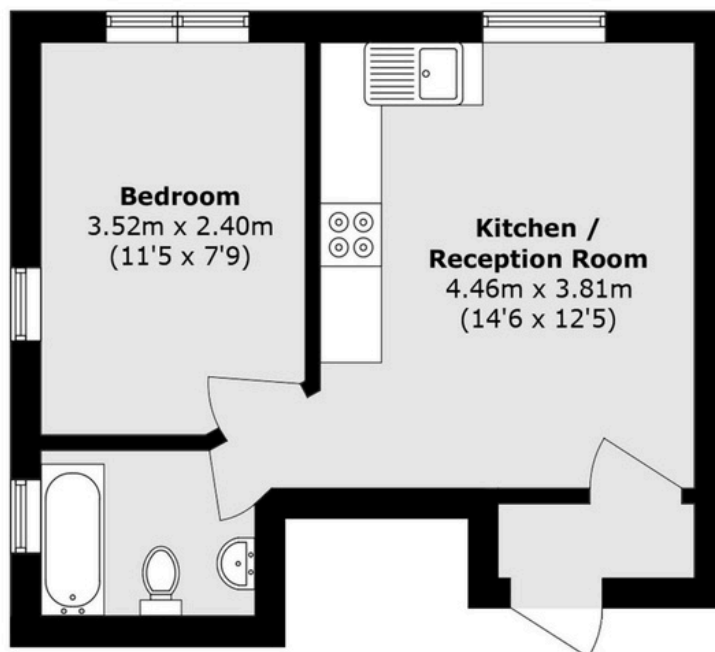


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**1 Cromwell Road, Teddington, Greater London TW11 9EQ  
Flat 4 - Floor Plan**



## First Floor

Total area (approx.): 31.6 sq. m (340.1 sq. ft)



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## 3 Cromwell Road, Teddington, Greater London TW11 9EQ Full Floor Plan



**Ground Floor**

**First Floor**

Total area (approx.): 182.5 sq. m (1964.4 sq. ft)

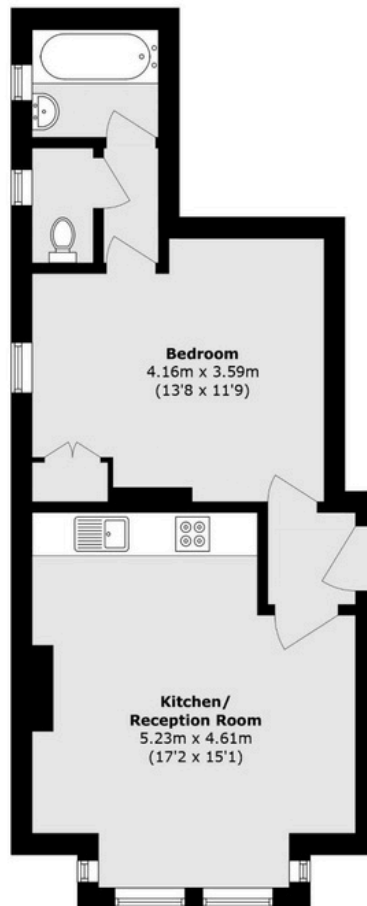


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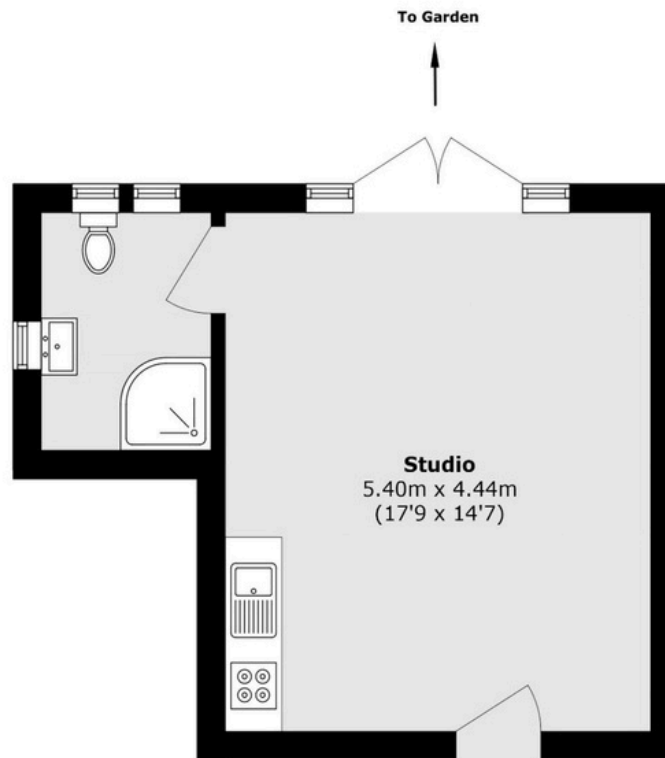
3 Cromwell Road, Teddington, Greater London TW11 9EQ  
Flat 1 - Floor Plan



## Ground Floor

Total area (approx.): 43.4 sq. m (467.1 sq. ft)

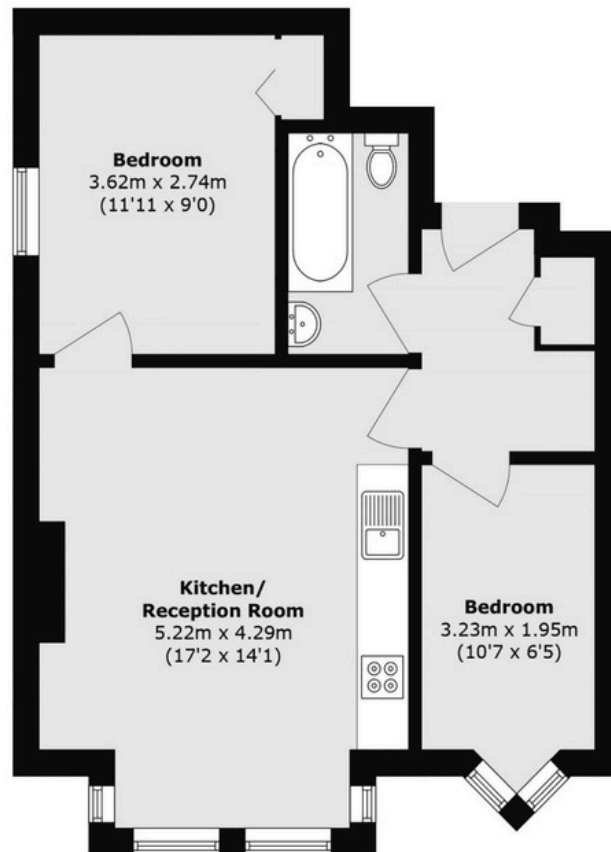
3 Cromwell Road, Teddington, Greater London TW11 9EQ  
Flat 2 - Floor Plan



## Ground Floor

Total area (approx.) : 28.8 sq. m (310.0 sq. ft)

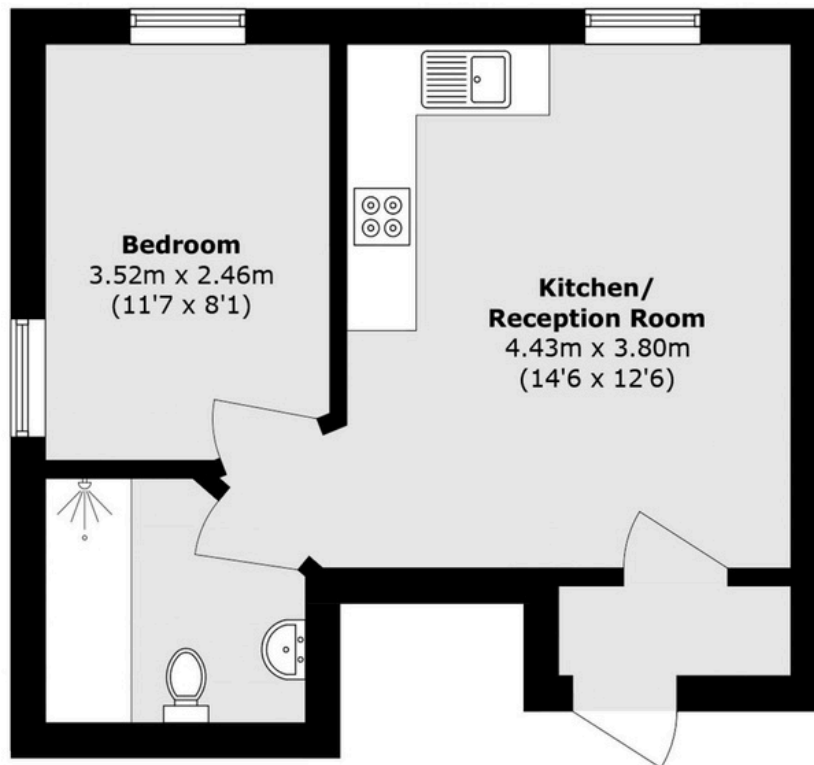
3 Cromwell Road, Teddington, Greater London TW11 9EQ  
Flat 3 - Floor Plan



## First Floor

Total area (approx.): 48.8 sq. m (525.2 sq. ft)

3 Cromwell Road, Teddington, Greater London TW11 9EQ  
Flat 4 - Floor Plan



## First Floor

Total area (approx.): 33.3 sq. m (358.4 sq. ft)