

London SE10 – 24/24B Combedale Road, Greenwich SE10 0LG  
Freehold Residential Block Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



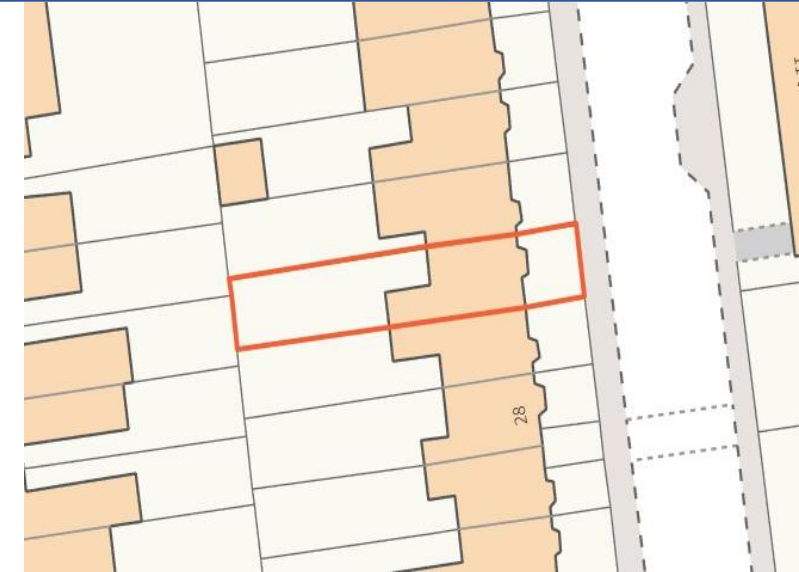
# London SE10 – 24/24B Combedale Road, Greenwich SE10 0LG

## Freehold Residential Block Investment



### Investment Consideration:

- Purchase Price: £895,000
- Gross Initial Yield: 5.97%
- Rental Income: £53,400 p.a.
- VAT is NOT applicable to this property
- SPV can be purchased to minimize stamp duty
- Comprises three-storey residential block of 1 x 3-Bed and 1 x 1-Bed Apartments
- No.24 benefits from private garden and No.24B benefits from private patio
- Development potential to extend in the loft and rear, subject to obtaining planning
- Situated within short walk from Westcombe Park station with direct line to London Bridge, Cannon Street, Farringdon, St Pancras, and few minutes to North Greenwich station (Jubilee Line).



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 24 (Ground &amp; First Floor)</b>	Maisonette: 75 sq m (807 sq ft) 3 Bedrooms, kitchen, dining, living room, 2 bathrooms, private garden	Individuals	12 Months from 5 November 2025	£33,000	Note 1: AST Note 2: Deposit held of £2,700
<b>No. 24B (Lower Ground Floor)</b>	Apartment: 53 sq m (570 sq ft) 1 Bedroom, kitchen, living room, bathroom, private patio	Individuals	12 Months from 23 September 2025	£20,400	Note 1: AST Note 2: Deposit held of £1,750
<b>Total</b>				<b>£53,400</b>	

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### Property Description:

Three-storey residential block comprising 3-bedroom maisonette at ground and first floor (No.24) and 1-bedroom apartment at lower ground floor (No.24B), providing the following accommodation and dimensions:

No. 24: 75 sq m (807 sq ft)

3 Bedrooms, kitchen, dining, living room, 2 bathrooms, private garden

No. 24B: 53 sq m (570 sq ft)

1 Bedroom, kitchen, living room, bathroom, private patio

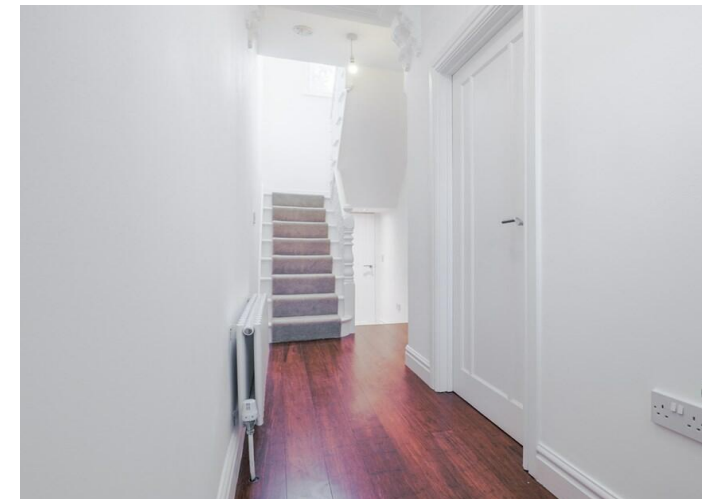
**Total GIA: 128 sq m (1,377 sq ft)**

*Development potential to extend in the loft and rear, subject to obtaining the necessary consents.*

### Tenancy:

No. 24 is at present let on AST to Individuals for a term of 12 Months from 5<sup>th</sup> November 2025 at a current rent of £33,000 per annum. Deposit held of £2,700.

No. 24B is at present let on AST to Individuals for a term of 12 Months from 23<sup>rd</sup> September 2025 at a current rent of £20,400 per annum. Deposit held of £1,750.

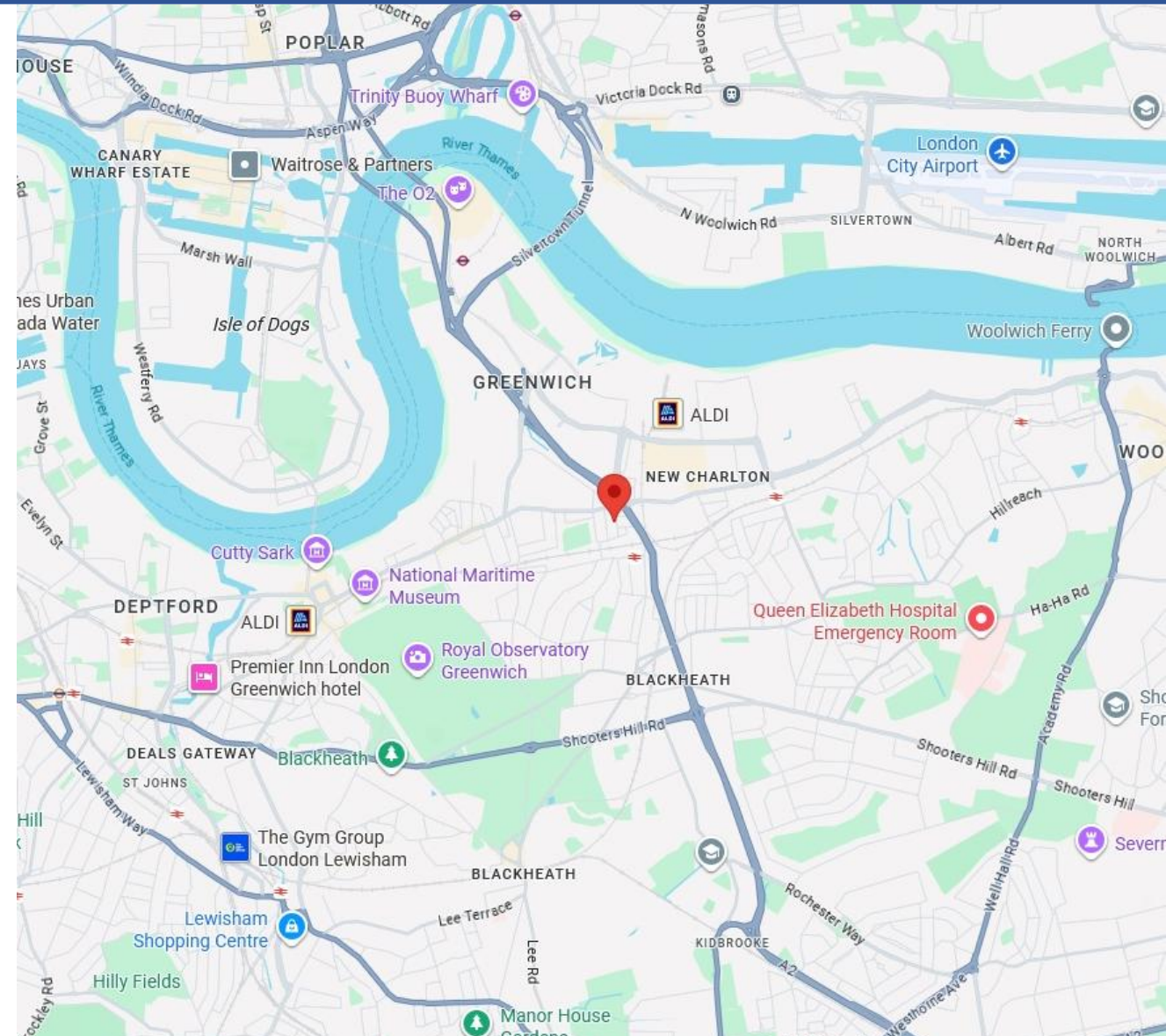


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## Location:

Greenwich is a popular South-East London suburb situated some 6 miles from the City of London, on the south bank of the River Thames. The property is located only few minutes walk away from Westcombe Park station with direct line to London Bridge, Cannon Street, Farringdon, St Pancras, and few minutes to North Greenwich station (Jubilee Line), as well as being close to O2 with shopping and restaurants, and many amenities at Greenwich Centre (swimming pool, gym and more). Occupiers nearby include Marks & Spencer, Asda, and Sainsburys, Takeaways and more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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