Dexters

London Property Professionals

Surbiton Road, KT1

£1,450,000

Dexters are delighted to introduce for sale the freehold of a fully let "turnkey" investment opportunity located in Kingston upon Thames, Greater London KT1.

The building was converted in November 2024 creating 5nos. luxury one-bedroom self-contained flats, (2nos. flats on the first floor and 3nos. flats on the second floor). The flats are presented in excellent condition and are all fully let on Assured Short hold Tenancy agreements currently generating a Gross Income of £98,400 per annum, representing a Gross Yield of 6.79% pa at the Guide Price.

Situated within the Royal Borough of Kingston Upon Thames, the property is located within 800 metres of Kingston town centre featuring a plethora of shops, coffee shops, cafés, restaurants and department stores including The Bentall Centre Shopping Centre, John Lewis & Partners and Fenwick's.

Kingston railway station is within 1.37 kilometres providing direct trains to London Waterloo. The smaller town centre of Surbiton is within 1.2 kilometres providing a selection of mainstream and boutique shops. Surbiton railway station is within 1.0 kilometres providing direct trains to London Waterloo, with the fast train service arriving at London Waterloo within circa 18-minutes. The river Thames is located within 275 metres.

Note: The property will be sold with the tenants in situ.

Features

- Fully let "turnkey" investment opportunity
- 5nos. luxury one-bedroom self-contained flats
- Generating a Gross Income of £98,400 per annum
- Situated within the Royal Borough of Kingston Upon Thames
- The property will be sold with the tenants in situ.
- Freehold for sale

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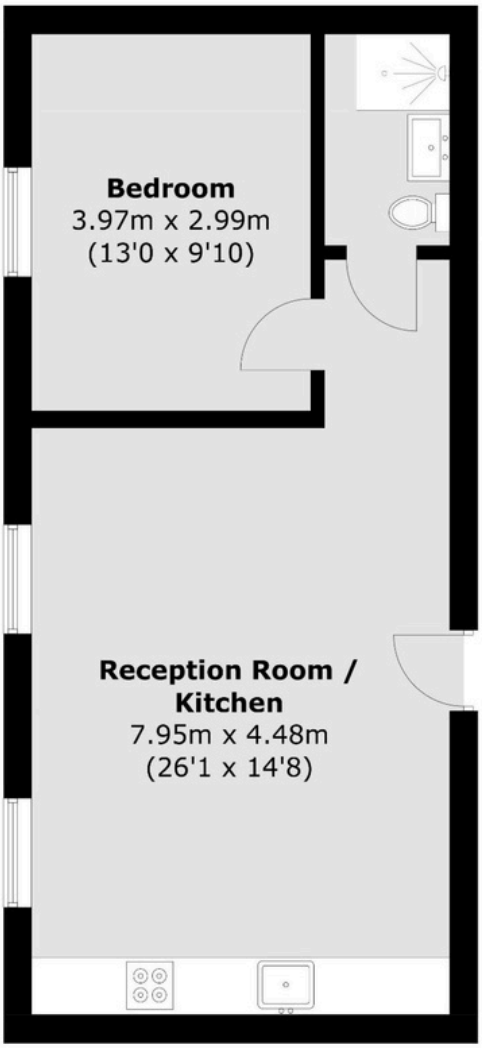
39 Surbiton Road, Kingston Upon Thames KT1 2HG

Flat 1



First Floor

Total area (approx.): 47.6 sq. m (512 sq. ft)

RICS Regulated Estate Agent and Letting Agent

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

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

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Land and Investments
12 The Broadway
London
SW19 1RF

020 8614 1216

Energy Rating:. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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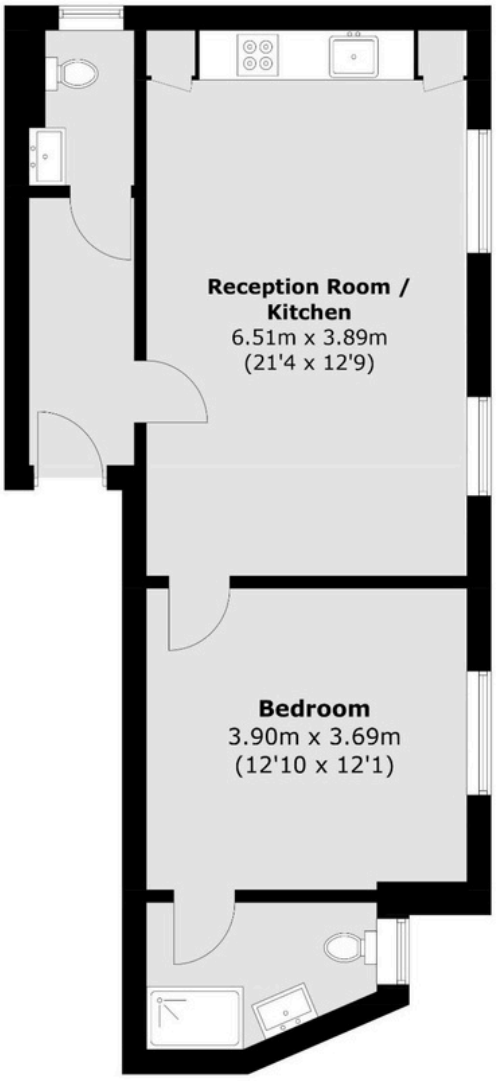
Flat 2



First Floor

Total area (approx.): 53.1 sq. m (572 sq. ft)

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Flat 3

Second Floor

Total area (approx.): 43.1 sq. m (464 sq. ft)

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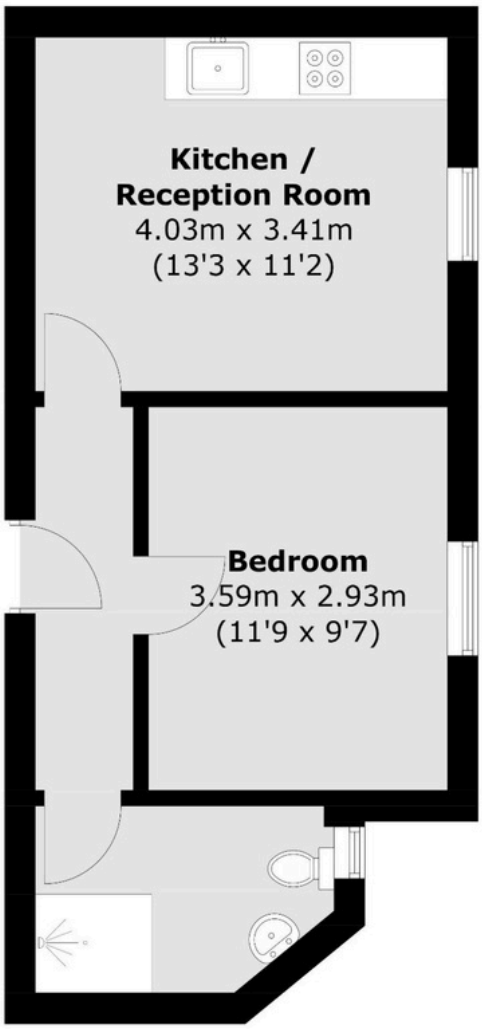
Flat 4



Second Floor

Total area (approx.): 38.7 sq. m (417 sq. ft)

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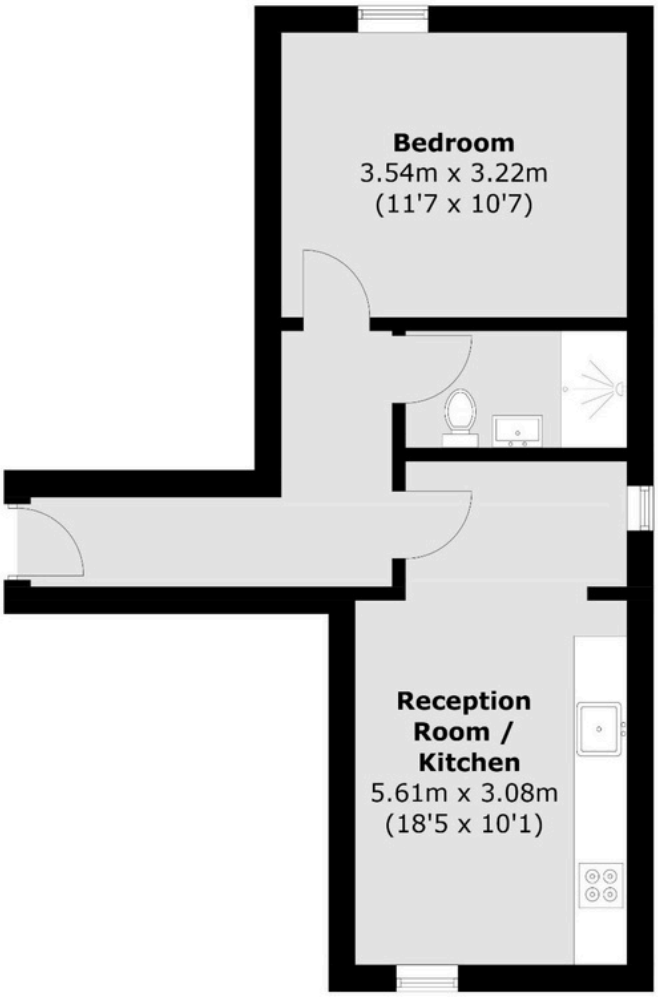
Flat 5



Second Floor

Total area (approx.): 37.0 sq. m (398 sq. ft)

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