JEROEN HOPPE

POWERED BY eXp UK

INVESTOR PROSPECTUS

NOVEMBER 2026



BINFIELD ROAD · STOCKWELL · LONDON SW4 6SX

Mimosa Court

A first-floor, three-bedroom flat of 78.8 m², chain-free and freshly redecorated, with an expected rent of £3,000 a month.

£400,000 - £425,000	£3,000 pcm	9.0%	84 years
GUIDE PRICE	EXPECTED RENT	GROSS YIELD AT £400,000	LEASE REMAINING



Jeroen Hoppe
Independent Property Specialist · Powered by eXp UK

07837 093554
jeroen.hoppe@expuk.com

THE NUMBERS

A three-bedroom Stockwell flat, ready to let, at a 9% gross yield.

A 78.8 m² three-bedroom flat on the first floor of Mimosa Court, guided at £400,000 - £425,000. It is chain-free, vacant and freshly redecorated, so a buyer can let it from completion. At the expected rent of £3,000 pcm (£36,000 a year), the return is 9.0% gross and 8.0% after service charge at £400,000.

GUIDE PRICE	EXPECTED RENT	GROSS YIELD	NET OF SERVICE CHARGE
£400k - £425k	**£3,000**	**9.0%**	**8.0%**
Marketed at £400,000 · offers invited within the guide	per calendar month · £36,000 a year	£36,000 ÷ £400,000 · 8.5% at £425,000	After £4,009.87 a year (2024/25 actual) · 7.5% at £425,000

INTERNAL AREA	PRICE PER M²	SERVICE CHARGE	GROUND RENT
78.8 m²	**£5,076**	**£4,010**	**£10**
Floor plan · 79 m² on the EPC	£400,000 ÷ 78.8 m² · £5,393 at £425,000	2024/25 actual year (Hyde account: £4,009.87)	a year, as reserved by the lease

TENURE	BEDROOMS	FLOOR	EPC
Leasehold	**3 bed**	**1st**	**C (76)**
125 years from 26 May 1986	1 bathroom · separate kitchen	Mid-floor flat, entry phone	Potential B (81) · valid to 18 May 2035

Why investors look at this one

- **Yield.** 9.0% gross at £400,000 and 8.5% at £425,000. After the 2024/25 service charge: 8.0% and 7.5%.
- **Space that lets well.** Three bedrooms, a large reception of 5.45 m x 4.69 m and a separate kitchen, on 78.8 m². It suits a family or sharers.
- **Ready to let.** The flat is vacant, chain-free and freshly redecorated throughout, so it can go on the rental market as soon as you complete.
- **Transport.** Stockwell station is about 160 m away, on the Northern and Victoria lines, in Zone 2.
- **Low ground rent.** £10 a year, as reserved by the lease.

WHAT TO WEIGH UP

The lease has about 84 years left. Your solicitor and mortgage broker should confirm how that sits with your lender.

The 2024/25 service charge actual of £4,009.87 was above that year's estimate of £2,265.96, mainly because of higher cleaning and responsive maintenance. The 2025/26 demand is not held here, so your solicitor should raise this with the managing agent.



The front of Mimosa Court on Binfield Road.



03 THE PROPERTY

THE FLAT

A generous first-floor layout, freshly decorated and ready to move into.

The flat is on the first floor of Mimosa Court, a low-rise block on Binfield Road in Stockwell, SW4. It measures 78.8 m² on the floor plan (79 m² on the EPC).

Inside there is a generous reception room of 5.45 m x 4.69 m, a separate kitchen of 3.62 m x 3.25 m, three bedrooms and a bathroom, with double glazing and an entry phone. It has just been redecorated throughout.

It is sold chain-free and vacant, so a buyer can move in or let it from completion.

KEY FACTS

ACCOMMODATION	3 bedrooms · 1 bathroom · reception room · separate kitchen
INTERNAL AREA	78.8 m² (floor plan) · 79 m² (EPC)
FLOOR	First floor
HEATING	Boiler and radiators, mains gas (EPC)
GLAZING	Fully double glazed (EPC)
TENURE	Leasehold, about 84 years left
COUNCIL TAX	Lambeth, band C
EPC	C (76), potential B (81)





The separate kitchen, and the main bedroom.













Reception 5.45 m x 4.69 m, and a separate kitchen of 3.62 m x 3.25 m.











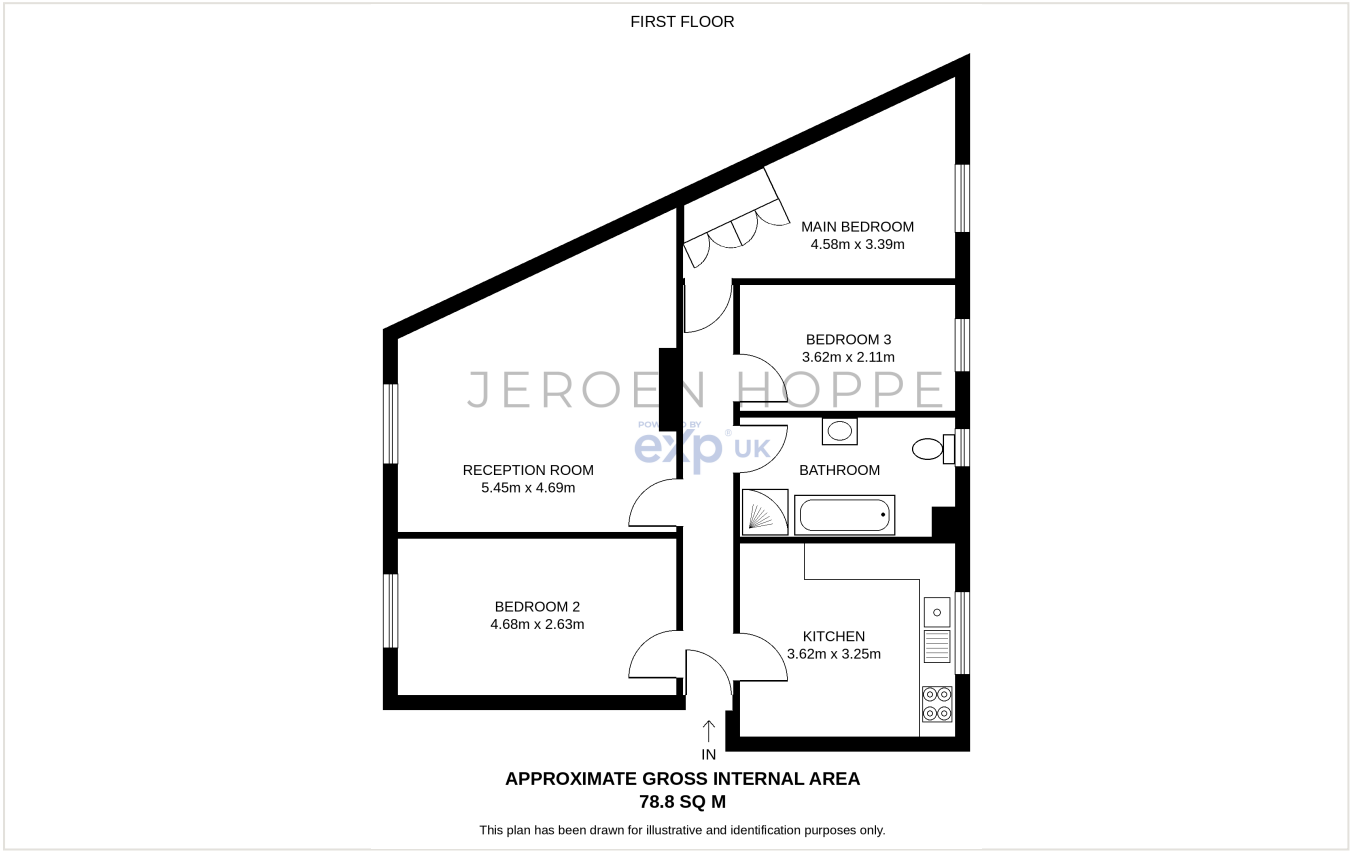




Three bedrooms, including a main bedroom of 4.58 m x 3.39 m, and a bathroom with a bath and a separate shower.

THE LAYOUT

78.8 m², with a large reception and three bedrooms.

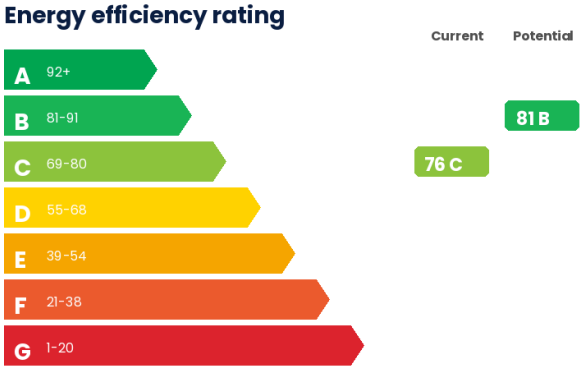


ROOM SIZES

ROOM	SIZE
Reception room	5.45 x 4.69 m
Kitchen	3.62 x 3.25 m
Main bedroom	4.58 x 3.39 m
Bedroom 2	4.68 x 2.63 m
Bedroom 3	3.62 x 2.11 m
Total floor area	**78.8 m²**

Floor plan for illustration only and not to scale. Measurements are approximate. The bathroom is shown on the plan but no dimensions are printed. The EPC records 79 m².

ENERGY PERFORMANCE



RATING	C (76) · potential B (81)
CERTIFICATE	2110-8885-2050-1100-6295
VALID UNTIL	18 May 2035

EXPECTED RENT

£36,000 a year, on a vacant flat that is ready to let.

The flat is sold vacant, so you set the tenancy after completion. The expected rent is £3,000 pcm, or £36,000 a year. That is my figure for this flat, not a rent already in place, and it is not a guarantee of the rent that will be achieved.

EXPECTED MONTHLY RENT

£3,000

per calendar month

EXPECTED ANNUAL RENT

£36,000

£3,000 x 12

POSSESSION

Vacant

Chain-free and ready to let

GROSS AND NET YIELD ACROSS THE GUIDE PRICE

PURCHASE PRICE	ANNUAL RENT	GROSS YIELD	NET RENT AFTER SERVICE CHARGE	NET YIELD	PRICE PER M²
£400,000	**£36,000**	**9.0%**	**£31,990.13**	**8.0%**	**£5,076**
£425,000	£36,000	8.5%	£31,990.13	7.5%	£5,393

Gross yield is the expected annual rent divided by the purchase price. Net yield deducts the service charge only: £4,009.87 a year, from the Hyde actual service charge account for 1 April 2024 to 31 March 2025, leaving net rent of £31,990.13. Both are before ground rent, void periods, letting and management fees, insurance, maintenance, finance costs, stamp duty and tax. Yields at £400,000 and £425,000 are shown to one decimal place.

LOCAL RENTAL CONTEXT

The expected rent of £3,000 pcm sits within the local range for a three-bedroom home in Stockwell. The median asking rent for a three-bedroom home in Stockwell was £3,250 pcm, from 157 listings first seen in the 90 days to 14 November 2026. The middle half of those listings asked between £2,900 and £3,500 pcm.

Source: RentReboot, asking rents (not agreed rents) for whole homes in the Stockwell East, Stockwell West & Larkhall and Myatt's Fields wards, to 14 November 2026. Asking rents are a guide only and are not a guarantee of the rent this flat will achieve.

GOOD TO KNOW

Because the flat is vacant, you should allow for a void period, marketing, referencing and any management fee before the first rent arrives. Those costs are not deducted in the yields above.

Under the Renters' Rights Act 2026, new tenancies are periodic, with no fixed end date. Rent can be reviewed once a year using the Section 13 notice process, with two months' notice.

WHAT IT COSTS TO HOLD

Service charge, ground rent and lease.

SERVICE CHARGE · 1 APRIL 2024 TO 31 MARCH 2025 (ACTUAL YEAR)

HEADING	YOUR SHARE OF ACTUAL COST
Estate services	£228.58
Block services	£2,364.80
Sub-block services	£676.85
Property services (buildings insurance and management charge)	£739.64
Total for the year	**£4,009.87**

From the Hyde actual service charge account for the financial year 1 April 2024 to 31 March 2025. The estimated charge for that year was £2,265.96. The actual cost came in £1,743.91 higher, largely because of contracted cleaning and responsive maintenance in the block and sub-block. The 2025/26 budget or demand is not held here. Your solicitor should confirm the current year's charge and any reserve or sinking fund with Hyde Southbank Homes, whose registered office on the certificate is 30 Park Street, London SE1 9EQ.

GROUND RENT AND LEASE

TENURE	Leasehold
LEASE TERM	125 years from 26 May 1986
REMAINING	About 84 years (to 26 May 2111)
LEASE DATE	11 November 1991
GROUND RENT	£10 a year
TITLE NUMBER	TGL70092

WHO RUNS THE BUILDING

LANDLORD	London Borough of Lambeth (original lease)
MANAGING AGENT	Hyde / Hyde Southbank Homes
COUNCIL TAX	Lambeth, band C

Lease details are from the HM Land Registry title register (official copy issued 7 October 2026, showing the register as at that date). The title reserves a rent of £10 "and additional rent". The listing and the signed agency agreement both state ground rent of £10 a year. Your solicitor should confirm the lease terms, including any additional rent or review, and how the remaining term sits with your lender, during the purchase.

THE REMAINING LEASE TERM

There are about 84 years left on the lease (125 years from 26 May 1986, ending 26 May 2111). Some lenders set a minimum remaining term, often with a buffer at the end of the mortgage, so a buyer should check this with their broker before offering. A lease extension is a matter for your solicitor; this prospectus does not include an estimate of that cost.



09 LOCATION AND TRANSPORT

STOCKWELL · LONDON SW4

Zone 2, two minutes from the Northern and Victoria lines.

STOCKWELL	CLAPHAM NORTH	OVAL
0.16 km	**1.0 km**	**1.2 km**
About 2 minutes' walk · Northern and Victoria lines, Zone 2	Northern line	Northern line

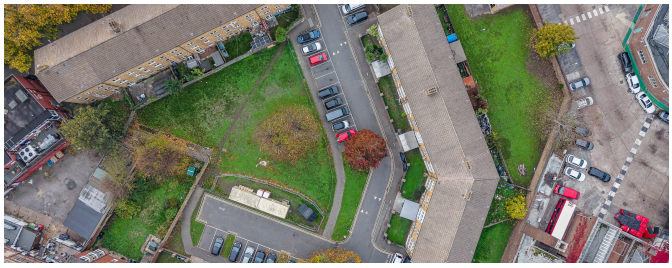
THE NEIGHBOURHOOD

Mimosa Court sits on Binfield Road in Stockwell, a Zone 2 neighbourhood between Clapham, Brixton and Vauxhall. The block is a short walk from the station and the shops and buses on Clapham Road and South Lambeth Road.

GETTING AROUND

Stockwell station is on the Northern and Victoria lines, which run into the West End, the City, Victoria and King's Cross. Clapham North and Oval are the next nearest Underground stations, both about a kilometre away.





The front of Mimosa Court, and the block from above.

Distances are straight-line from the SW4 6SX postcode point to each station, from open postcode data (GetTheData), and are approximate.

JEROEN HOPPE

POWERED BY eXp UK

ABOUT YOUR AGENT

Jeroen Hoppe

INDEPENDENT PROPERTY SPECIALIST · POWERED BY EXP UK

I have spent more than 20 years selling and letting in South London. I started at Ludlow Thompson, became a branch manager in under two years and won Manager of the Year. In 2011 I set up my own agency, XanderMatthew in Clapham, and ran it until I sold it in 2016.

Since then I have worked in property development and investment. I run my own rental portfolio and have managed 20+ units across long-term and short-term lets, so I look at every deal from the investor's side of the table as well as the agent's.

PHONE	**07837 093554**
EMAIL	**jeroen.hoppe@expuk.com**
WEB	jeroenhoppe.com
SOCIAL	@downtosouthlondon

ARRANGE A VIEWING

Mimosa Court · Binfield Road · Stockwell · London SW4 6SX

Guide price £400,000 - £425,000 · Leasehold · 3 bedrooms · expected rent £3,000 pcm

jeroenhoppe.exp.uk.com/property/binfield-road-london-sw4-6sx/1552747/



IMPORTANT NOTICE. This prospectus is for information only. It is not financial, legal, tax or investment advice, and it does not form part of any offer or contract. All figures are indicative and may change. The rent of £3,000 pcm is an expected figure, not a rent in place, and is not a guarantee. Gross yields are shown before all costs. Net yields deduct the service charge only (based on the Hyde actual account of £4,009.87 for 1 April 2024 to 31 March 2025) and are before ground rent, void periods, letting and management fees, insurance, maintenance, finance costs, stamp duty and tax. Measurements are from the floor plan and EPC and are approximate. Mortgage availability depends on the lender and the borrower, including the remaining lease term. Buyers should rely on their own inspection, survey, solicitor's enquiries and independent financial advice. Jeroen Hoppe Property Limited, powered by eXp UK, has not tested any services or appliances. Sources: HM Land Registry title register (official copy 7 Oct 2026); Hyde actual service charge account 2024/25; EPC register (certificate dated 19 May 2025); floor plan; Jeroen Hoppe listing (Nov 2026); expected rent as stated by Jeroen Hoppe; RentReboot asking rents to 14 Nov 2026.