



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



83-87 Greenwich High Road, SE10

RARE PORTFOLIO OF 3 FREEHOLDS FOR SALE WITH GROUND RENT INCOME

237 Brixton Hill SW2,
83-87 Greenwich High Road SE10 &
93-95 Kennington Lane SE11



Summary

- Opportunity to acquire a portfolio of 3 **freehold properties** benefiting from **ground rent income**
- Portfolio comprises **34-quality private apartments** and **2 ground floor commercial units** across the 3 separate properties
- **All units have been sold off on long leases**, with residential units having **c.996-years+ unexpired**
- **Ground rent income** currently producing a combined return of **£6,500pax**
- We are inviting offers in the region of **£130,000 (5.00% NIY)** for the **freehold portfolio**. Alternatively, the properties can also be **purchased individually**



PROPERTY ADDRESS

237 Brixton Hill
Brixton
SW2 1NR



PROPERTY ADDRESS

93-95 Kennington Lane
Kennington
SE11 4 RZ

Description

We are pleased to offer the opportunity for **investors** to acquire 3 x **quality income generating freeholds** properties.

The **developments** by Tailored Living Solutions have all been finished within the last 2-years. These new build schemes comprise a total of **34-luxury apartments** and **2 ground floor commercial units** across the 3 **freeholds**.

All residential units have been sold-off on the open market to private buyers. Each residential lease has **c.996-years+ unexpired**. The **commercial spaces** were both sold to local investors and also have **c.997-years unexpired**. **Ground rent income** totals **£6,500pax** for the portfolio.



Locations

83-87 Greenwich High Road, Greenwich SE10

The property is located along Greenwich High Road (A206). GHR connects Deptford Bridge (A2) into Greenwich Market. Accessibility is excellent to the property with Greenwich station (National Rail & DLR services) just a 5-minute walk to the east (0.2 miles).

237 Brixton Hill, Brixton SW2

The property is located on Brixton Hill (A23), which connects to Electric Avenue, Europe's longest High Street. The property is well connected with Brixton underground station (Victoria Line) approximately a mile away. Streatham station (Southern Rail) is also within easy reach, offering superb connections to the rest of the city.

93-95 Kennington Lane, Kennington SE11

The property is located on Kennington Lane (A3204) just off the junction with Kennington Road (A23). The freehold benefits from good transport links with Kennington underground station (Northern Line) and Elephant & Castle Station (Bakerloo, Northern and Southern Rail services) both within half a mile.



PROPERTY ADDRESS

83-87 Greenwich High Road
Greenwich
SE10 8JL

Ground Rent Summary

Further details on the breakdown of the ground rent income and number of units within each of the properties can be found in the table below:

Address	No. Apartments	No. Commercial Units	Ground Rent
83-87 Greenwich High Road	14	1	£3,500pax
237 Brixton Hill	14	1	£2,000pax
93-97 Kennington Lane	6	-	£1,000pax
Total	34	2	£6,500pax



Further Information

A range of information is available upon request including leases, service charge budget, EWS1 certificates and insurance documents.

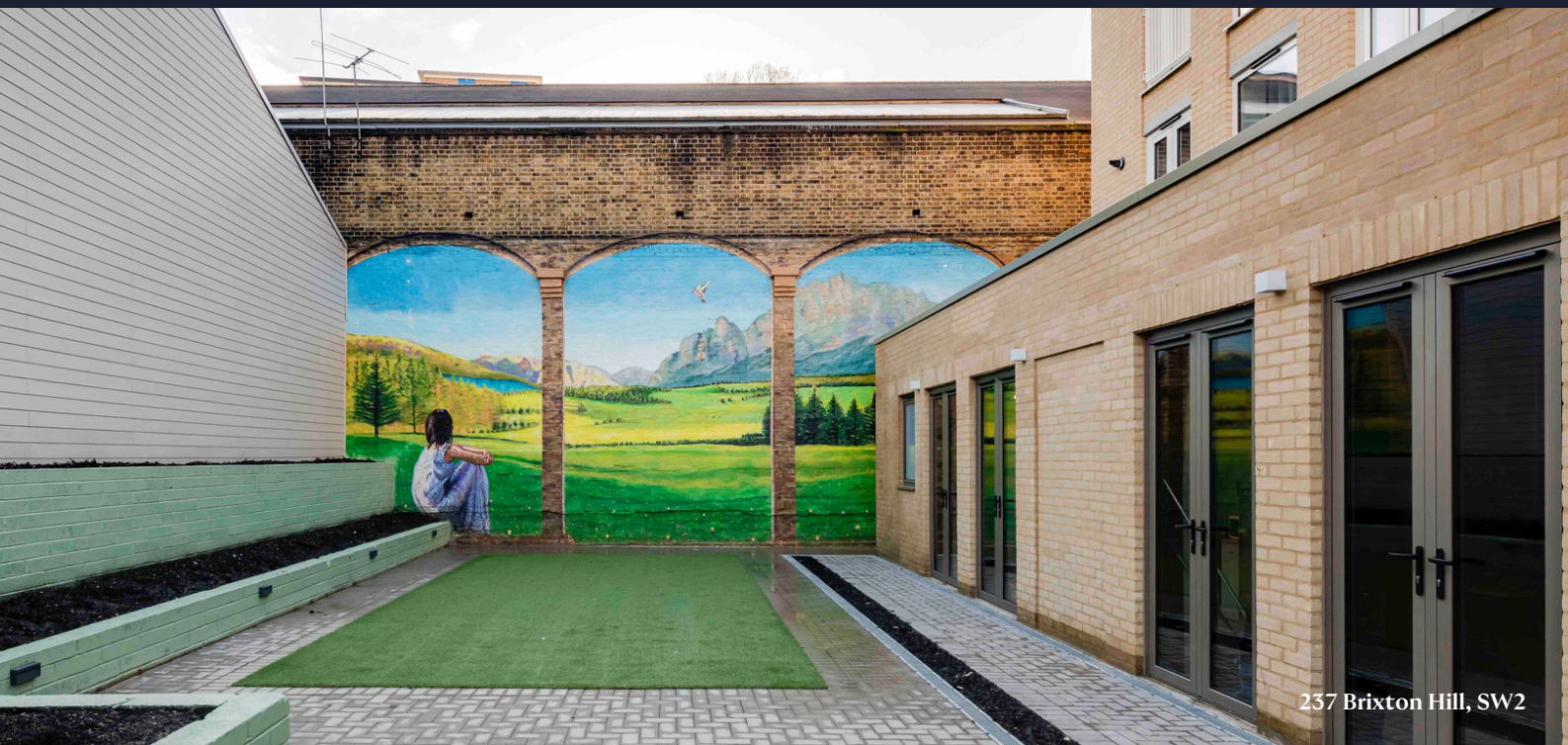
Viewings

Contact the Henshall & Partners team to arrange internal inspections.

Terms

We are inviting offers in excess of £130,000 for the freehold interest, with the benefit of the existing ground rent income.

Alternatively the vendor would also consider offers for the individual freeholds with price on application.



CONTACT US



Important Notice:
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