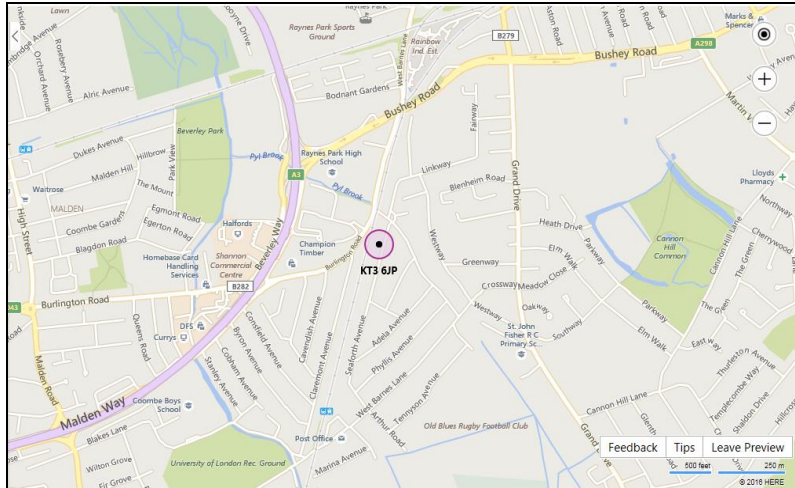


RESIDENTIAL INVESTMENT FOR SALE
(WITH PLANNING GRANTED FOR FURTHER EXTENSIONS)

**10 SEAFORTH AVENUE
NEW MALDEN
KT3 6JP**



OFFERS IN EXCESS OF £700,000



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LOCATION

The property is located close to the junction of Seaforth Avenue and West Barnes Lane.

Raynes Park station is approximately ¾ mile to the north, whilst Motspur Park station is approximately ½ mile to the south. Both provide regular services to London Waterloo – 22 minutes from Raynes Park (Zone 4).

DESCRIPTION

Ground floor currently comprises a studio flat to the front with a one bedroom flat to the rear. First floor comprises a 2 bed flat.

PLANNING

Application 15/P4777 has been granted for an erection of an L-shaped rear roof extension with 2 x roof lights to the front roof slope to create a 3 bedroom, 2 bathroom maisonette to first and roof.

TENURE

The premises is available freehold subject to Assured Shorthold Tenancies to all flats.

Current rents are as follows:

GF Studio - £850 pcm
GF 1 bed – £1,100 pcm
FF 2 bed - £1,250 pcm

Total rent payable is £38,400 per annum.

VAT

VAT may be applicable.

PRICE

Offers sought in the region of £700,000.

ACCOMMODATION: (currently)

GF Studio Flat:	409 sq. ft.	(38 sq. m)
GF 1 Bed Flat:	538 sq. ft.	(50 sq. m)
FF 2 Bed Flat:	615 sq. ft.	(57 sq. m)
Total	1,562 sq. ft.	(145 sq. m)

EPC

Ground Floor Studio:	D:67
Ground Floor Flat:	D:62
First Floor Flat:	D:65

Council Tax

Ground floor studio (front) flat Band B - £1,100 for 2018/19
Ground floor and first floor flats currently Band C - £1,258 for 2018/19

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment:-

ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX

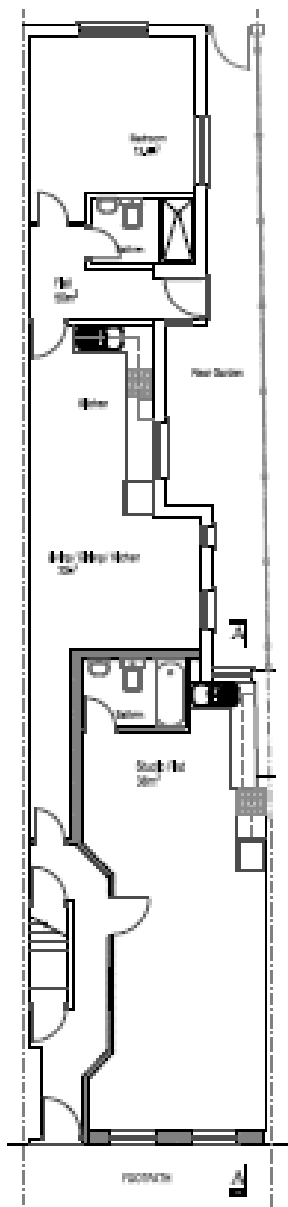
Contact: Stewart Rolfe

Tel: 020 8971 4999

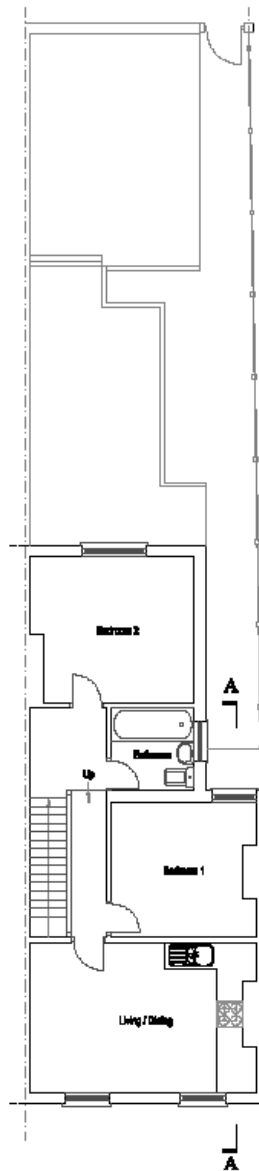
Email: commercial@as-r.co.uk

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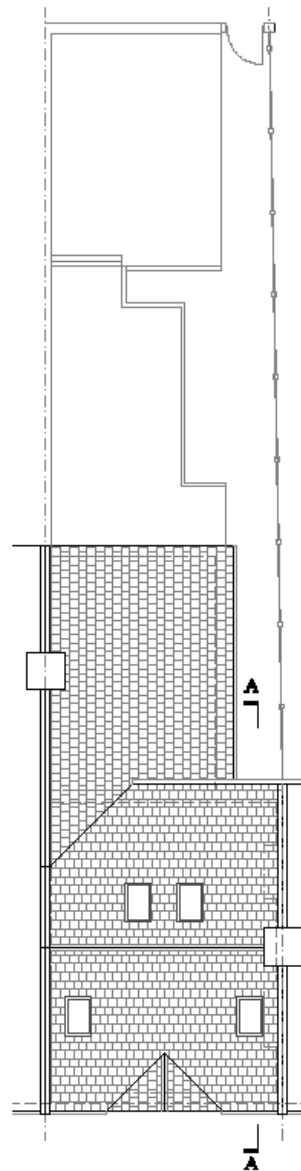
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 - (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
 - (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 - (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property
- March 2018**



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



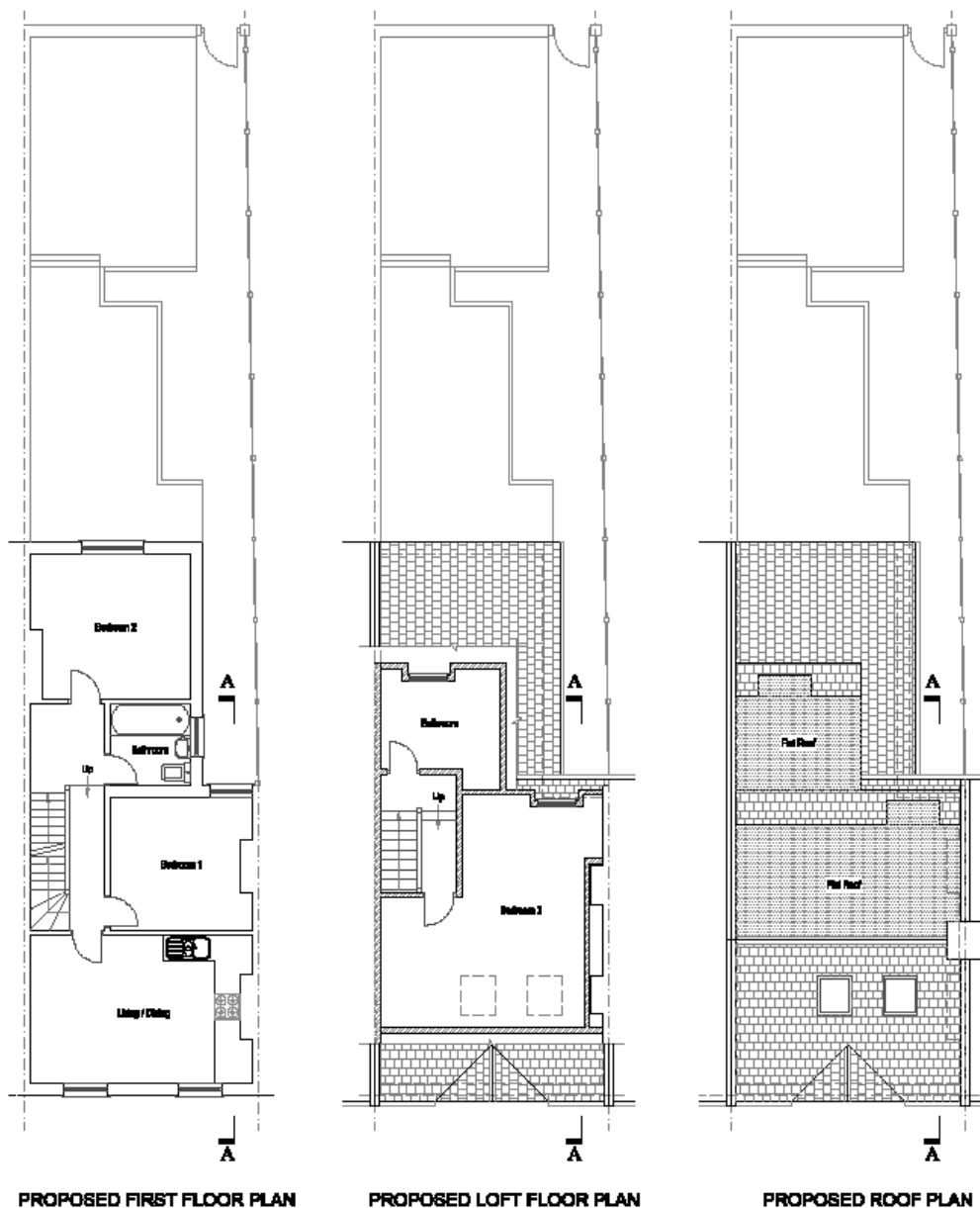
EXISTING ROOF PLAN



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March 2018



Project PROPOSED LOFT CONVERSION TO INCLUDE REAR DORMER TO FIRST FLOOR FLAT AT 10 SEAFORTH AVENUE, NEW MALDEN, KT3 6JP.	Sheet: This Proposed Floor Plan Revisions	Notes Do not scale these drawings. Any discrepancies noted, are to be reported to RIBO Associates Ltd immediately.	Drawn by: RB Scale: 1:300 @ A3 Date: DEC 2015 Job No.: 10 SA/P	RIBO ASSOCIATES LTD Architectural Consultants Suite 129, Challenge House, 616 Mitcham Road Croydon, Surrey, CR0 3AA Tel: 020 8617 5633 / 020 8651 6443 E: info@ribo.co.uk W: www.ribo.co.uk	Drawing No. <div style="border: 1px solid black; padding: 5px; text-align: center; font-size: 24px; font-weight: bold;">4</div>
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March 2018

Energy Performance Certificate

10a Seaforth Avenue,
NEW MALDEN,
KT3 5JP

Dwelling type: Top-floor flat
Date of assessment: 17 May 2010
Date of certificate: 17 May 2010
Reference number: 8120-5025-7550-0503-1996
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

	Current	Potential
Energy use	324 kWh/m ² per year	262 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	2.5 tonnes per year
Lighting	£45 per year	£30 per year
Heating	£503 per year	£416 per year
Hot water	£87 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Energy Performance Certificate

10b Seaforth Avenue,
NEW MALDEN,
KT3 5JP

Dwelling type: Ground-floor flat
Date of assessment: 17 May 2010
Date of certificate: 17 May 2010
Reference number: 9338-1051-4345-7460-0964
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

	Current	Potential
Energy use	282 kWh/m ² per year	184 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	2.4 tonnes per year
Lighting	£80 per year	£42 per year
Heating	£570 per year	£383 per year
Hot water	£125 per year	£95 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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Energy Performance Certificate

10 Seaforth Avenue, NEW MALDEN, KT3 5JP

Dwelling type: Ground-floor flat
Date of assessment: 14 November 2016
Date of certificate: 15 November 2016

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Reference number: 9046-3972-7239-4186-4974
Type of assessment: RdSAP, existing dwelling
Total floor area: 30 m²

Estimated energy costs of dwelling for 3 years: £ 1,296

Over 3 years you could save: £ 381

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 90 over 3 years	£ 99 over 3 years	<div style="font-size: 2em; color: green;">↑</div> <p>You could save £ 381 over 3 years</p>
Heating	£ 801 over 3 years	£ 366 over 3 years	
Hot Water	£ 405 over 3 years	£ 450 over 3 years	
Totals	£ 1,296	£ 915	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 162
2 High heat retention storage heaters	£400 - £600	£ 222

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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