



28 Totterdown Street, Tooting, London SW17 8TA

Freehold residential block with management and break-up potential

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Flat A - Living area



Flat B - Bedroom 1



- Unbroken freehold block of 3 apartments
- Currently under-let producing £43,272 pa
- Active management and break-up potential
- Located in Central Tooting, neighbouring the entrance to Tooting Market
- OIEO £900,000 F/H

DESCRIPTION

This well-positioned property comprises three self-contained apartments located over ground, first and second floors. The ground floor comprises a one bedroom unit, and the first and second floors a two bedroom unit each. All of the apartments are in good condition, benefiting from plenty of storage space, natural light and private external amenity space.

The apartments are let on Assured Shorthold Tenancy Agreements (AST's) but below market value; currently producing a total of £43,272 per annum.

The opportunity therefore exists for an investor to increase the rental income, thus creating a better yield, or break each of the apartments up to be sold separately.

FURTHER INFORMATION

Further information including: existing floorplans, copies of the AST's and additional internal pictures are available upon request.

Flat B - Bedroom 2



Flat C - Kitchen

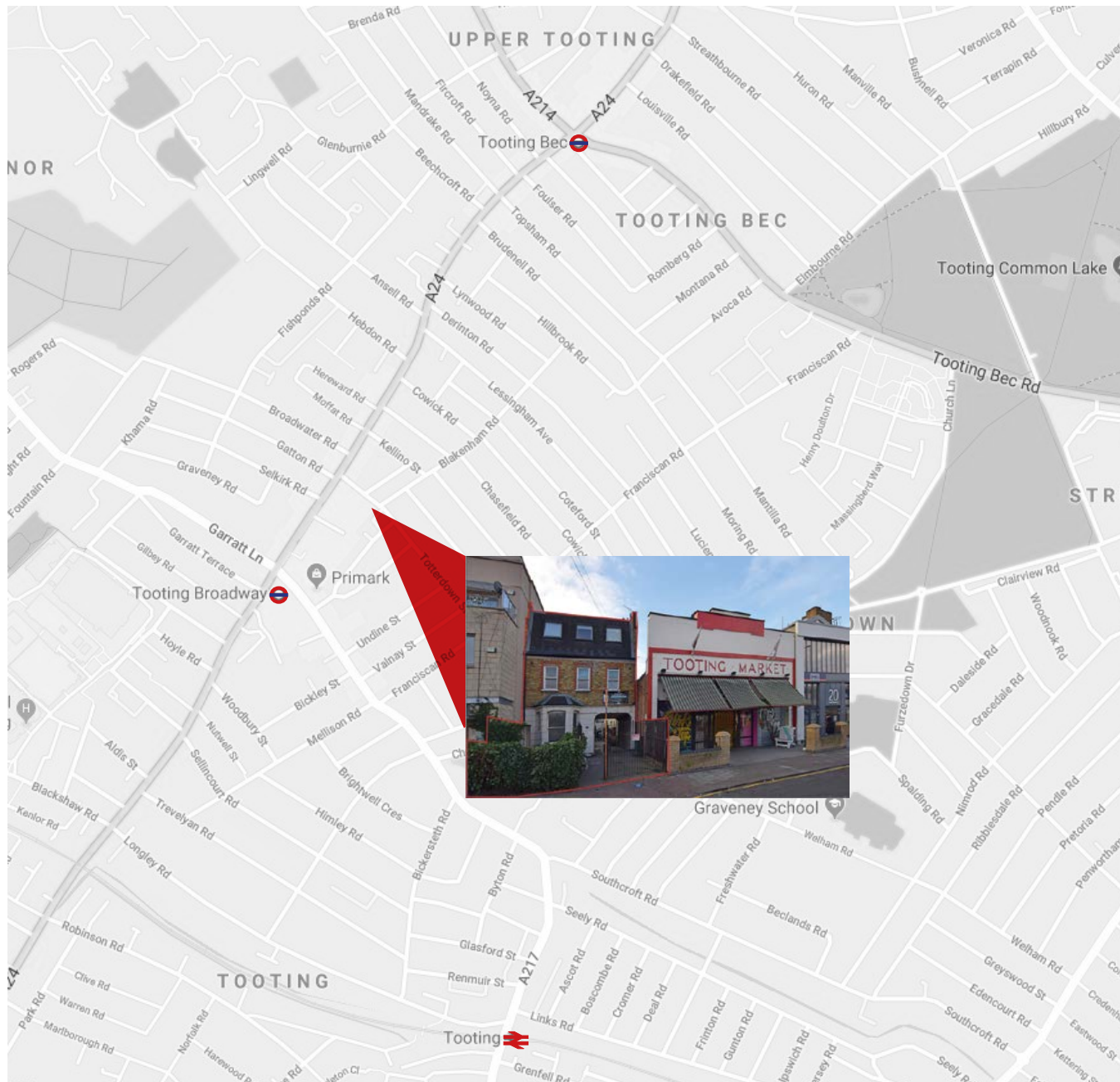


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LOCATION

The property is located in the centre of Tooting and neighbours one of the entrances to Tooting Market. Totterdown Street adjoins Tooting High Street, which boasts a wide range of independent and national retailers, including but not limited to: Sainsbury's, Tesco Express, TK Maxx, JD Sports, Primark, Carphone Warehouse, Screwfix, Holland and Barrett, Boots, Subway, McDonalds, Starbucks, Natwest, Barclays and HSBC.

In terms of public transport, Tooting Broadway Station is situated 0.2 miles from the property (4 minute walk) and provides direct access to the London Underground (Northern Line). This connects the area to London Bridge in 20 minutes, Bank in 23 minutes and Kings Cross St. Pancras in 31 minutes. Numerous bus and cycle routes run within the immediate vicinity.

TERMS

Offers in excess of £900,000 are invited for the freehold interest of the subject property, subject to the existing Assured Shorthold Tenancy agreements.

VAT

We understand VAT is not applicable in this transaction.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555.



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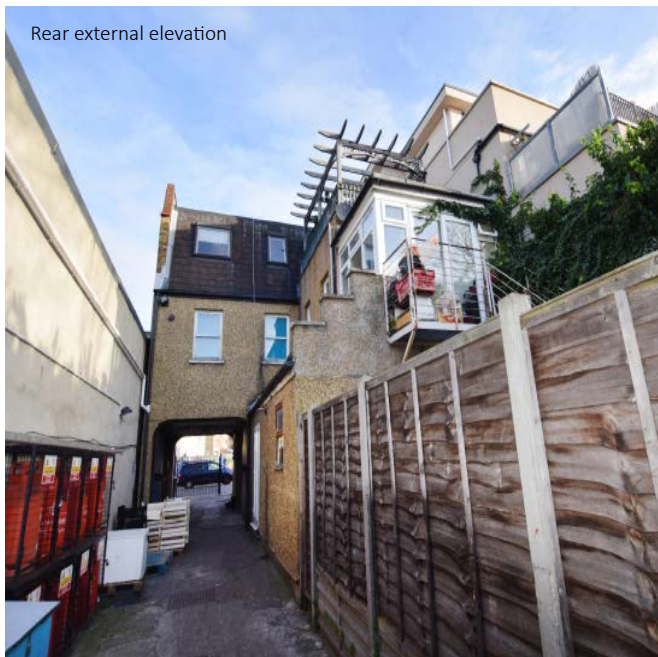
TENANCY SCHEDULE

Unit	Floor	Description	AST Start Date	AST End Date	Current Rent (pcm)	Estimated Rental Value (pcm)
A	Ground	1 bedroom apartment	26/10/05	Holding over	£806	£1,200
B	First	2 bedroom apartment with rear garden	13/12/14	Holding over	£1,400	£1,650
C	Second	2 bedroom apartment with rear terrace	31/01/18	31/01/19	£1,400	£1,600
Total			-	-	£43,272 pa	£53,400 pa

View of Tooting Market from property



Rear external elevation



**For more
information
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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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