

GC/9302

**"FOR SALE"**  
**8-SELF CONTAINED FLATS YIELDING A GOOD RETURN**

**145 KNOLLYS ROAD, WEST NORWOOD, LONDON, SW16 2JP**



**Location:**

The premises are situated on Knollys Road which connects York Hill with Leigham Court Road. The house is set on a residential street, that is comprised of blocks of flats, single family dwellings and houses converted into apartments. This location benefits from no parking restrictions and being within half a mile of Tulse Hill over ground station and West Norwood over ground station as well as many bus routes.

- Description:** The building is a 3-storey house, with basement, comprised of 8 self-contained studio flats. Each of these studios contains a kitchen and bathroom area with studios varying in size and lay out. There is a garden to the rear of the property which is accessible from 2 of the studios. The property is currently fully tenanted providing an annual income of £67,200.00 per annum with the possibility of up lift.
- Accommodation:** 8 self-contained studio flats
- EPC:** An EPC is available upon request.
- Tenure:** Freehold
- Terms:** For sale at offers in the region of £950,000.00. The property is sold with all tenants in occupation.
- VAT** The property is not registered for VAT
- Legal Costs:** Each party to pay own costs.
- Viewing:** By appointment via Galloways Commercial on 020 8678 8888 or [info@gallowayscommercial.co.uk](mailto:info@gallowayscommercial.co.uk).

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