
Lambert
Smith
Hampton
SHW
SOUTH LONDON
RESIDENTIAL
PORTFOLIO
A South London residential portfolio comprising 6 properties totalling 71 units, let in its entirety to a single specialist residential accommodation operator

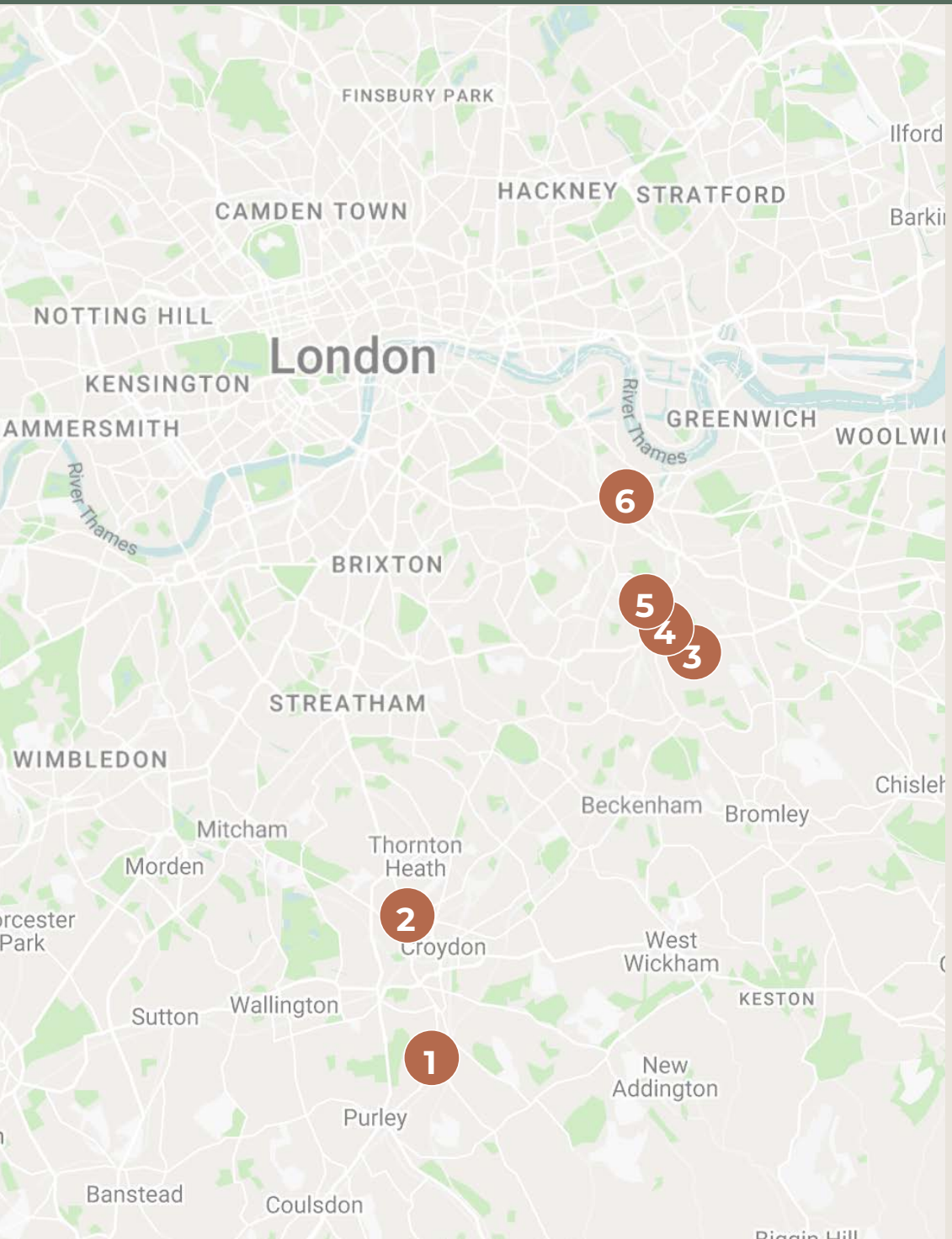
INVESTMENT SUMMARY

- Portfolio comprising 6 x Freehold properties, totalling to 71 residential units
- Predominantly studio and one-bedroom accommodation, with a limited number of two-bedroom units
- The portfolio is distributed across established South London locations, including Croydon, Catford and New Cross
- The portfolio is fully let in its entirety to Willow London Living, a guaranteed rent residential specialist, on individual leases expiring year end 2027
- The current gross income for the portfolio is £836,640 per annum
- **We are instructed to seek offers in the region of £11,000,000 (Eleven Million Pounds) for the Freehold interest in the respective properties, subject to contract and the existing leases. A purchase at this level reflects a gross yield of 7.61%**









LOCATION

London remains the UK's principal economic, cultural and administrative centre, with a deep residential catchment supported by extensive employment, healthcare, education, public services and transport infrastructure. Continued housing pressure across the capital, including sustained demand within the temporary accommodation sector, underpins the importance of well-located residential accommodation in accessible London locations.

The subject properties are distributed across established South London locations, with a concentration in Croydon and South Croydon, together with three properties in Catford and one property in New Cross. These areas are predominantly residential in character, comprising a mix of period housing, converted accommodation and established local town centre environments.

The properties benefit from access to local high streets, convenience retail, supermarkets, schools, healthcare facilities and other day-to-day services. The locations are served by local bus, rail and Tramlink connections, providing access into Central London and wider South London destinations including London Bridge, Victoria, Blackfriars, Cannon Street and Charing Cross.

DESCRIPTION

The subject portfolio comprise six residential properties, generally arranged as converted houses or larger residential buildings providing self-contained accommodation. The portfolio includes a mix of terraced, semi-detached and larger converted properties across established South London locations.

In total, there are 71 units within the portfolio, with the accommodation mix weighted towards studios and one-bedroom units, together with two larger two-bedroom units. Internally, the units provide functional self-contained accommodation, generally including private kitchenette and bathroom facilities, with specification suited to the current operational use.







TENANCY & TENURE

SCHEDULE OF ACCOMMODATION

The portfolio comprises six residential properties, providing 71 units across South London. The units are let to Willow London Living Group under guaranteed rent lease arrangements, with all leases expiring on 31 December 2027. The schedule below provides a summary of the accommodation, with a full unit-by-unit breakdown available to view in the data room.

	Address	Postcode	Number of Units	Studios	One Beds	Two Beds	Passing rent (pcm)	Passing rent (pa)
1	410 Brighton Road	CR2 6AN	6	4	2	0	£5,800	£69,600
2	14 Cavendish Road	CR0 3LB	39	12	25	2	£38,700	£464,400
3	17a Honley Road	SE6 2HY	4	3	1	0	£3,850	£46,200
4	1 & 1a St Fillians Road	SE6 1DG	7	3	4	0	£6,850	£82,200
5	7a Albacore Road	SE13 7HW	5	5	0	0	£4,750	£57,000
6	457a New Cross Road	SE14 6RA	10	9	1	0	£9,770	£117,240
			71	**36**	**33**	**2**	**£69,720**	**£836,640**

**Please note that 17a Honley Road has had one residential unit sold off on a long leasehold*



WILLOW LONDON LIVING

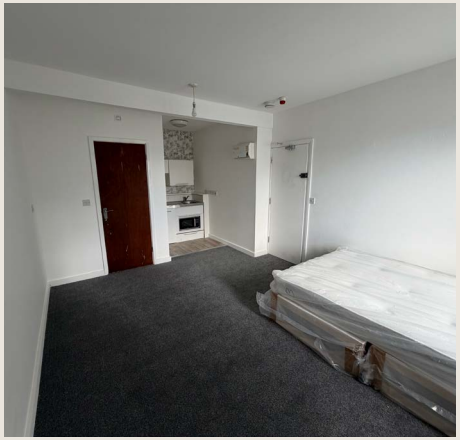
Willow London Living is an independently owned London estate agency and residential property operator with over 25 years' experience in the London property market. The business provides lettings and guaranteed rent services across Greater London, with a focus on simplifying property management for landlords and maintaining consistent income streams.

Under its guaranteed rent model, Willow takes responsibility for the day-to-day management of the accommodation, including tenant sourcing, rent collection, maintenance coordination, inspections and tenant liaison. This provides landlords with a more passive income structure, with rent paid directly by Willow for the duration of the agreed lease term.

PHOTO GALLERY











PROPOSAL

We are instructed to seek offers in the region of £11,000,000 (Eleven Million Pounds) for the Freehold interest in the respective properties, subject to contract and the existing leases. A purchase at this level reflects a gross yield of 7.58%

EPC

All units within the portfolio hold EPC ratings ranging from B to E

METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

A full suite of documents are available to view and download from the data room via the link below: HERE

New users must register an account to access LSH Data Rooms.

INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor's joint agents, Lambert Smith Hampton and SHW.

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