

---

# FOR SALE

114 Cromwell, Road Merton, SW19 8NA



**Income Producing Investment**

**SALE PRICE**

**£800,000**

---

**Freehold income producing  
investment with potential for sale**



0208769 0161

[hnfproperty.com](http://hnfproperty.com)

Specialist Advice on all property matters

## Description

An attractive period freehold investment opportunity comprising two well-proportioned self contained two-bedroom flats, arranged across the ground and first floors, each benefiting from its own section of private garden. The property currently produces rental income, and offers investors an established asset in one of South West London's most consistently sought-after lettings markets. Situated in a prime Wimbledon location with excellent transport connectivity and enduring tenant demand from professionals and families alike. The building presents an ideal opportunity for investors seeking secure income generation together with potential to restore the building to a single dwelling house subject to the relevant consents.

## Location

Situated on the highly regarded Cromwell Road, the property is exceptionally well placed for strong and consistent rental demand. Wimbledon town centre offers an extensive range of shops, restaurants, cafés, supermarkets and leisure facilities, together with the popular Centre Court Shopping Centre and the open green spaces of Wimbledon Common. Excellent transport connections are available nearby, with Wimbledon Station providing District Line Underground services, mainline rail links to London Waterloo and Thameslink connections, as well as Tramlink services across South West London. South Wimbledon Underground Station (Northern Line) is also within easy reach, offering fast access into Central London.

## Accommodation & Income

Address	Council Tax	EPC	Income
Flat 1 - Ground floor two bedroom flat with direct access to garden.	Band D	D	£2,000 pcm
Flat 2 - Two bedroom 1 <sup>st</sup> floor flat with private garden	Band D	D	£1,950 pcm

114 Cromwell, Road Merton, SW19 8NA

---

## Total Income

The overall income is believed to be **£47,400 per annum exclusive**.

## Sale Price

**£800,000**

## Tenure

The property is offered freehold.

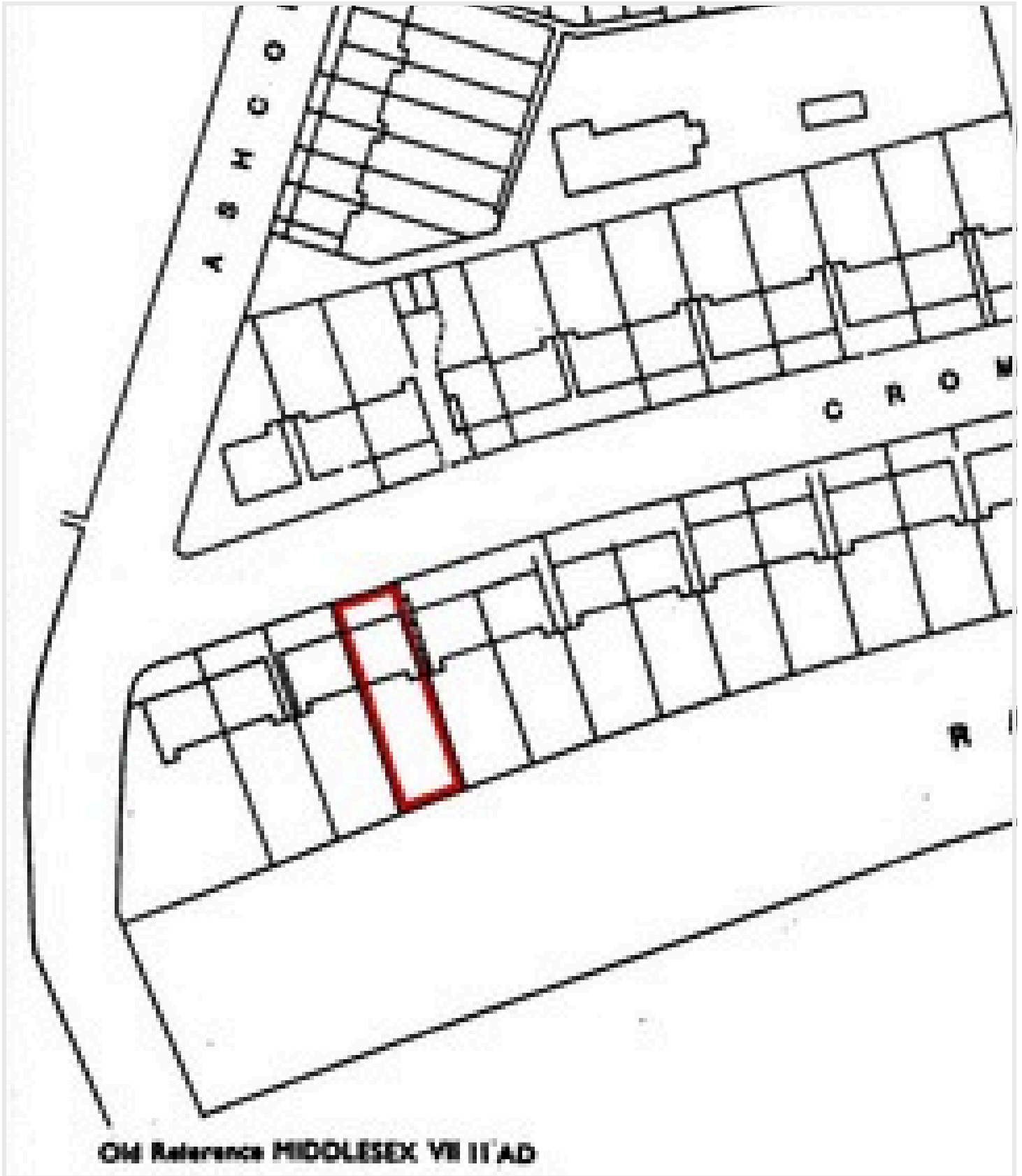
## Use / Planning

C3 Dwelling Houses

**Interested parties should make enquiries of the local authority prior to offer.**

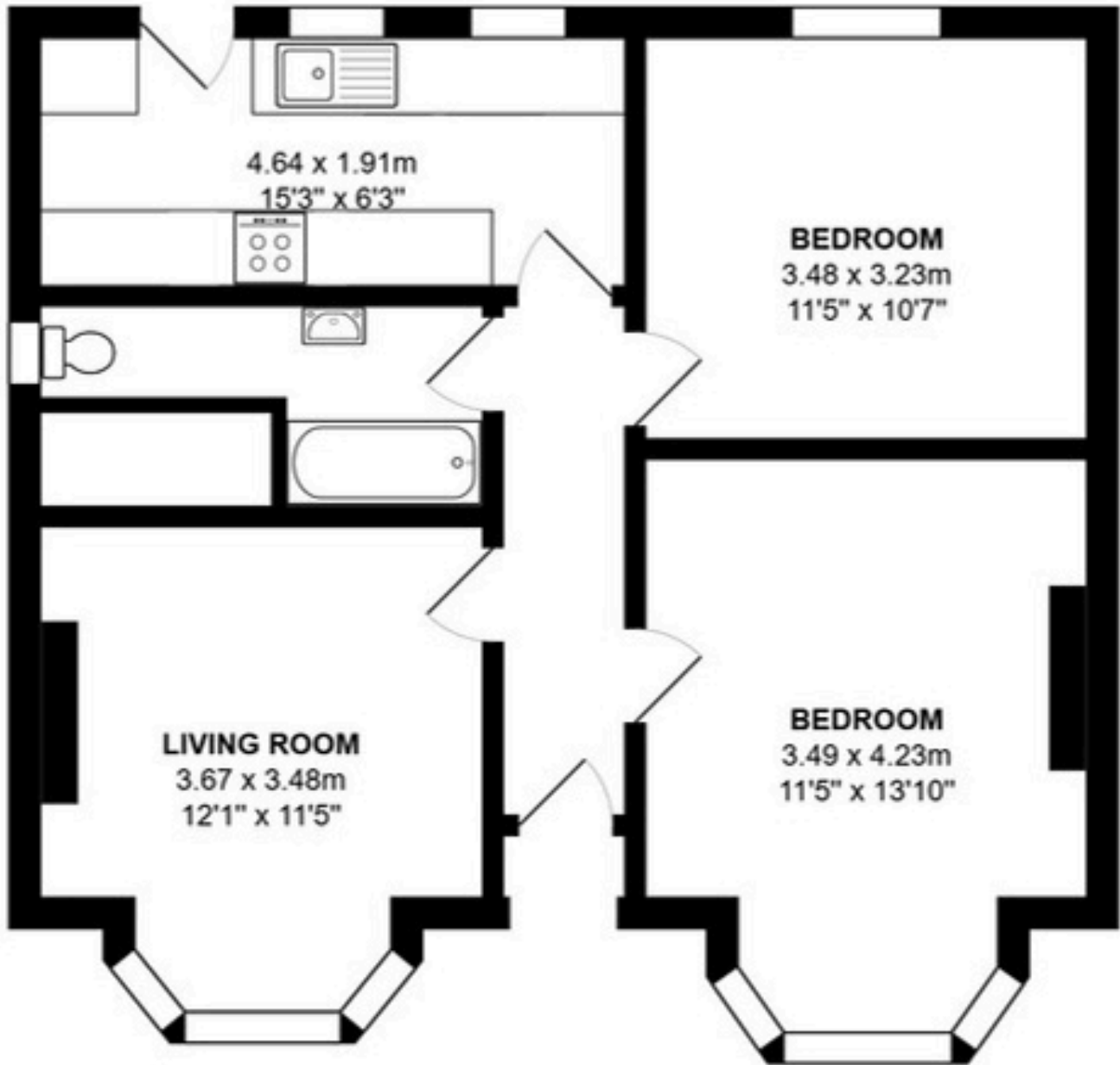


**HM Land Registry - Freehold Title Plan**



## Flat 1 - Floor Plan

Flat 1, 114, Cromwell Road, Wimbledon, SW19 8NA

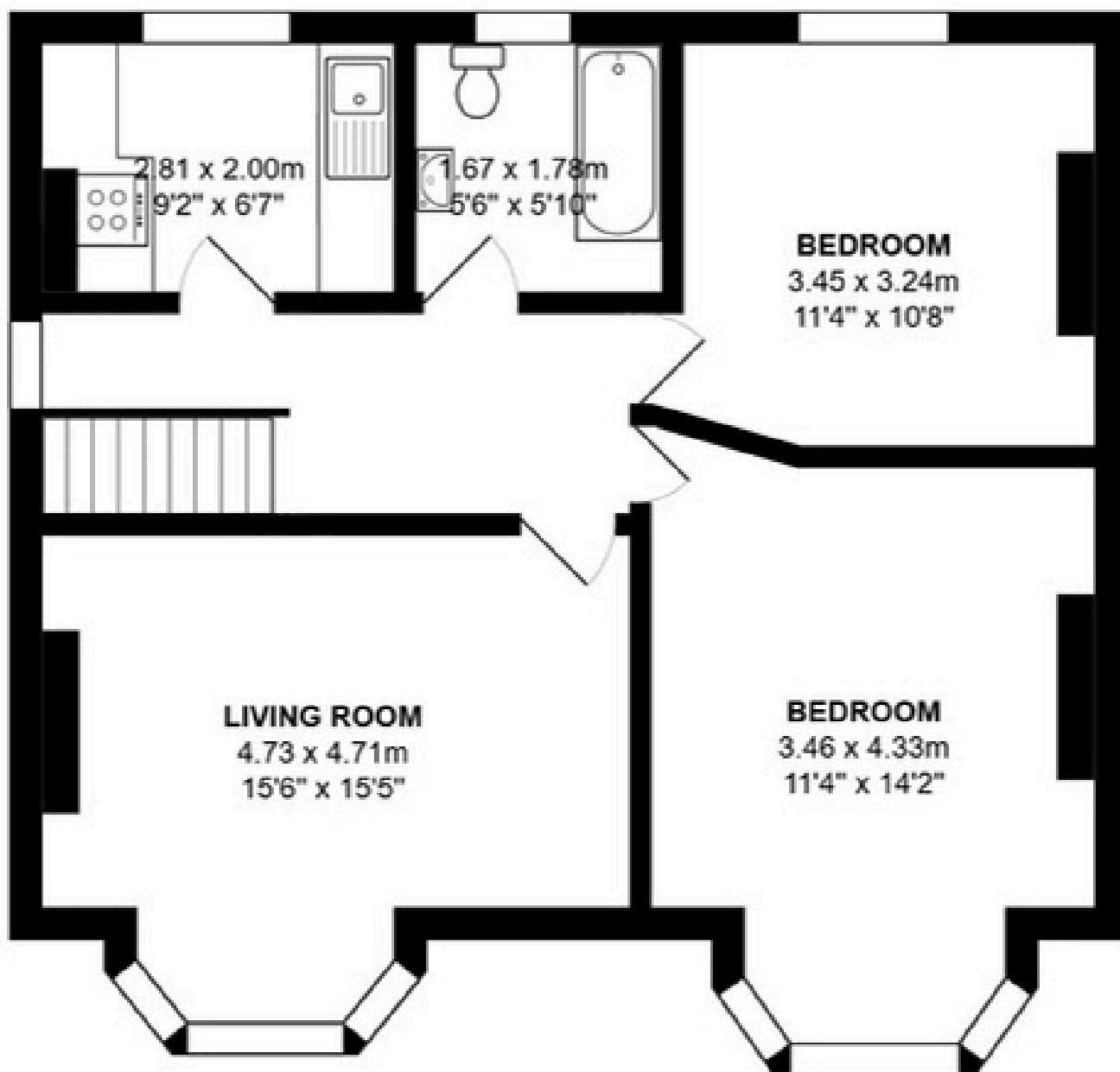


Total Area: 63.4 m<sup>2</sup> ... 682 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Flat 2 - Floor Plan

Flat 2, 114, Cromwell Road, Wimbledon, SW19 8NA



Total Area: 63.4 m<sup>2</sup> ... 682 ft<sup>2</sup>

All measurements are approximate and for display purposes only















Franco Migliore  
Agency Director  
Enquiries@hnfproperty.com  
0208 769 0161

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

**Viewings by prior arrangement.  
Call 0208 769 0161**