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# FOR SALE

59 Sunnybank, South Norwood, London, SE25 4TN



**Income Producing Investment**

**SALE PRICE**

**£750,000**

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**Freehold income producing  
investment for sale**



0208769 0161

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## Description

An attractive income-producing period conversion comprising four self-contained flats, positioned within a well-established residential location in South Norwood. The property offers investors an opportunity to acquire a multi-unit asset with future asset management potential.

Arranged over multiple floors from lower ground to second floor within a characterful period building, the accommodation consists of four residential units providing a mix of well-proportioned living spaces.

Located within easy reach of local amenities, shops, transport links and green open spaces, the property is well placed for continued tenant demand. South Norwood benefits from excellent connectivity into Central London via nearby rail services, making the area popular with commuters and long-term renters alike.

The asset may appeal to private investors, portfolio landlords and companies seeking a stable, income-generating residential investment with potential for future rental growth and value enhancement, subject to any necessary consents.

## Location

The property is situated on Sunny Bank, a residential side road off of Penge Road (A213) connecting South Norwood to Penge. Norwood Junction mainline station is within walking distance as well as the various bus routes on High Street, South Norwood. Local amenities include the various shops of South Norwood including an Aldi supermarket, a Costa Coffee and a Subway.

## Accommodation & Income

| Address   | Council Tax | EPC       | Income     |
|---|-------------|-----------|------------|
| Flat 1 - A two bedroom lower ground floor flat    | Band B      | 67 Band D | £ 950 pcm  |
| Flat 2 - A one bedroom upper ground floor flat    | Band B      | 73 Band C | £1,300 pcm |
| Flat 3 - A one bedroom 1 <sup>st</sup> floor flat | Band B      | 67 Band D | £1,310 pcm |
| Flat 4 - A one bedroom 2 <sup>nd</sup> floor flat | Band B      | 56 Band D | £1,175 pcm |

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## Total Income

The overall income is believed to be **£56,8250 per annum exclusive**.

## Sale Price

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## Tenure

The property is offered freehold.

## Use / Planning

C3 Dwelling Houses

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

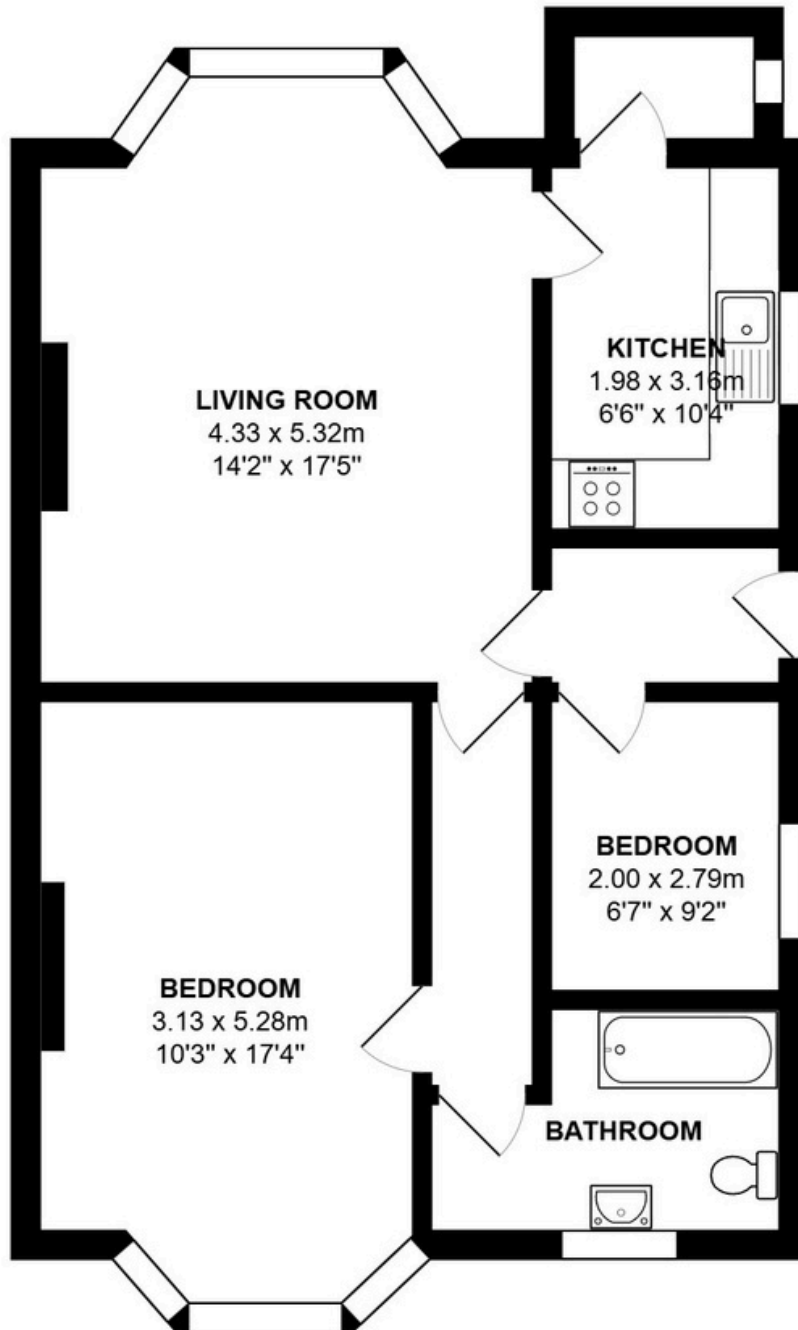


**Viewings by prior arrangement.**

**Call 0208 769 0161**

## Flat 1 - Floor Plan

Flat 1, 59, Sunny Bank, South Norwood, London, SE25 4TN

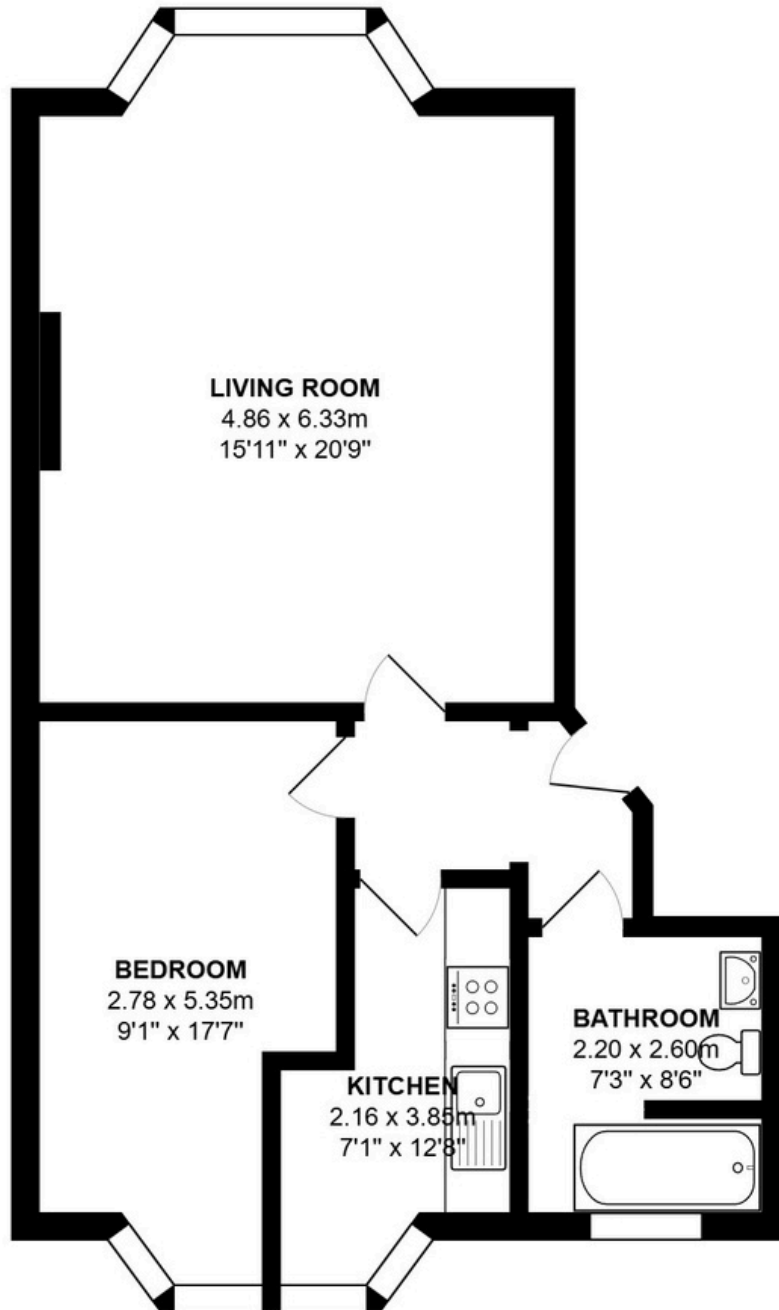


Total Area: 66.1 m<sup>2</sup> ... 711 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Flat 2 - Floor Plan

Flat 2, 59, Sunny Bank, South Norwood, London, SE25 4TN

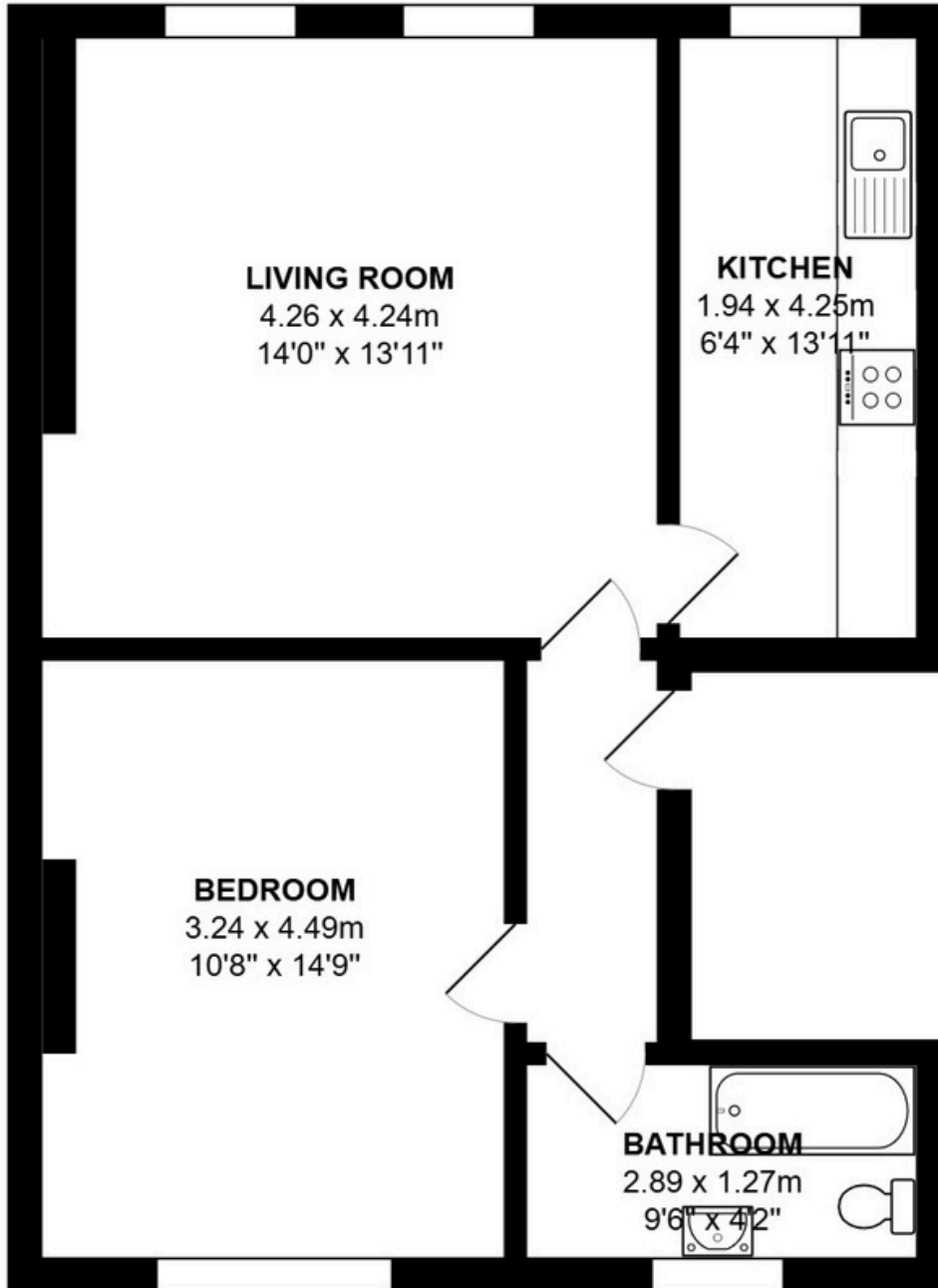


Total Area: 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Flat 3 - Floor Plan

Flat 3, 59, Sunny Bank, South Norwood, London, SE25 4TN

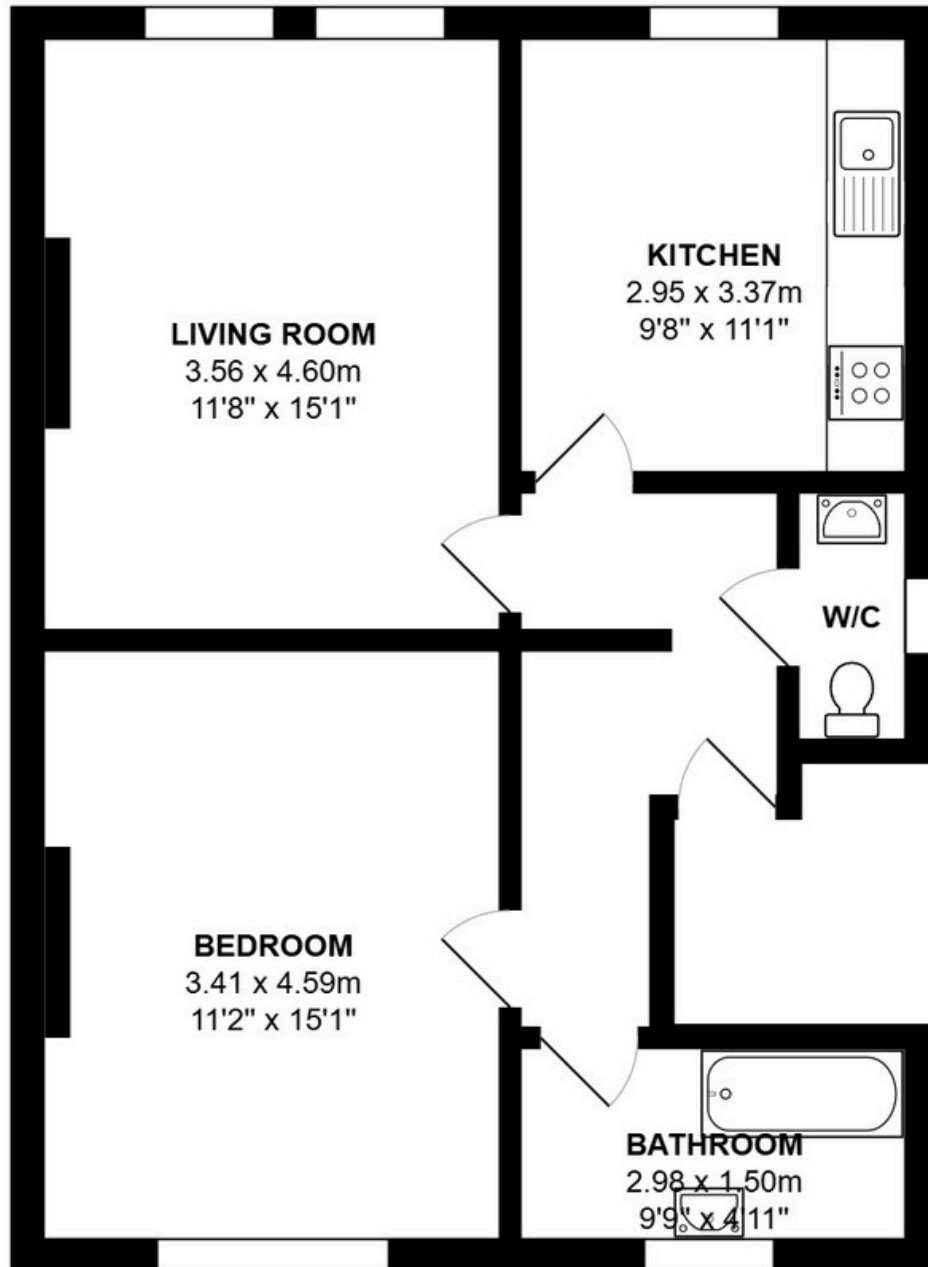


Total Area: 56.8 m<sup>2</sup> ... 611 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Flat 4 - Floor Plan

Flat 4, 59, Sunny Bank, South Norwood, London, SE25 4TN



Total Area: 58.9 m<sup>2</sup> ... 634 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## HM Land Registry - Freehold Title Plan









## Contact

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0208 769 0161

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