



573 Battersea Park Road

Battersea, London, SW11 3BJ

Freehold £550,000

- Main road position in Battersea
- Three-storey end-of-terrace property
- Class E retail unit held on 25 year lease
- Two bedroom flat on 200 year lease
- Current rental income of £34,200 per annum
- Gross rental yield 6.22%
- Low and attractive capital value - £495 per sq ft

Ref: 94696

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SP Sidney
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LOCATION

The property is situated in the Battersea area of London, within the London Borough of Wandsworth. The area is centered approximately 3.5 miles southwest of Charing Cross and is one of the most sought after residential and commercial areas of London. The area has seen an uplift in desirability in recent years, fuelled by the Battersea Power Station redevelopment. Battersea is famed for its stunning 200 acre mature, Victorian park which offers a lake, ecological areas and recreational activities including tennis courts, children's playgrounds and cafes.

Whilst easily accessible by road, the area benefits from first-rate transport connections, with Clapham Junction being approximately 0.6 miles away, offering links to London Victoria, London Waterloo and Vauxhall.

PROPERTY

573 Battersea Park Road is a three-storey end-of-terrace property. Constructed of brick, it is understood that the property originally formed part of a paper factory. The property has been well invested in in recent years and is well presented throughout.

The property comprises:

573 Battersea Park Road	
Lessee	Individual
Accommodation	Ground floor Class E unit. Approximately 36.86 m² (GIA).
Lease Details	25 years commencing 2024. Part repairing and insuring. Landlord & Tenant Act 1954 protected. Rent deposit £6,000 held. Rent review every tenth year.
Current Rent	£33,000 per annum

573B Battersea Park Road	
Lessee	Individual
Accommodation	First and second floor maisonette. Two double bedrooms, two shower rooms, open plan lounge and modern kitchen (measuring
Lease Details	200 years commencing 2024. Full repairing and insuring. Landlord & Tenant Act 1954 protected. Sub-letting permitted.
Ground Rent	£1,200 per annum

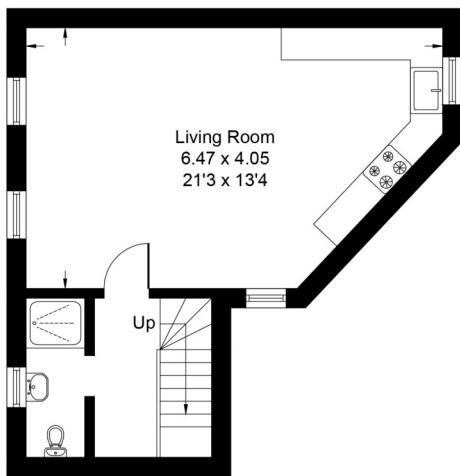
TENURE & PRICE

FREEHOLD £550,000. The sale is subject to the existing lease agreements.

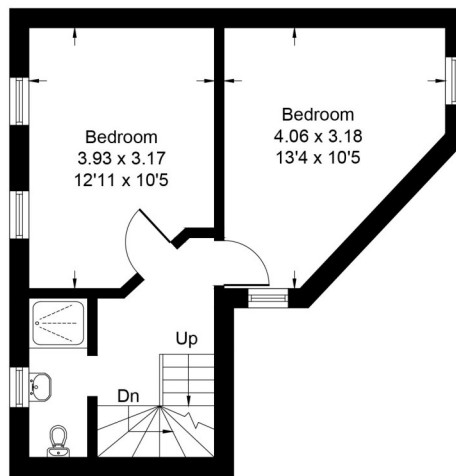
SERVICES

All main services are connected.
Local Authority: London Borough of Wandsworth

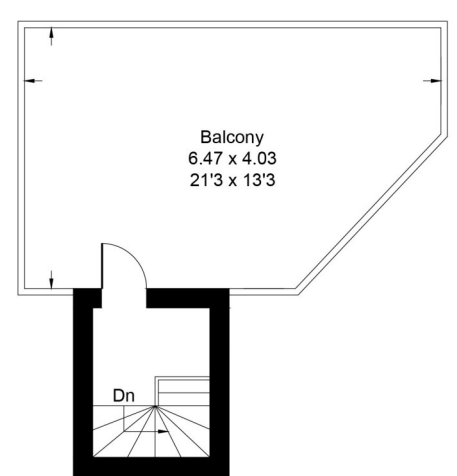




First Floor



Second Floor



Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

573B Battersea Park Road

EPC Reference: 0390-2762-1060-2099-8771

Under 0	A+	Net zero CO2
0-25	A	
26-50	B	
51-75	C	57 C
76-100	D	
101-125	E	
126-150	F	
Over 150	G	

573 Battersea Park Road

EPC Reference: 9425-0405-5086-3678-9939

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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