

FOR SALE Freehold Residential Investment Opportunity

76 – 86 Doverfield Road, Brixton, SW2 5NB



Contact

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Key information

The property comprises six self-contained 1-bedroom flats, with communal garden space to the rear.

Situated just off Brixton Hill (A23), providing good connectivity and access to transport and local amenities.

Offers are invited for the freehold interest with vacant possession, on an unconditional basis.

We are seeking offers in excess of £1,200,000, subject to contract and exclusive of VAT.

Location

The property is located in Brixton, within the London Borough of Lambeth, located approximately 5 miles south of Central London.

Brixton is a vibrant and diverse neighbourhood, known for its culture, music, art and food offerings. These elements contribute to Brixton's character as a lively and dynamic area in London, appealing to both residents and visitors.

The property is located on Doverfield Road, situated just off Brixton Hill (A23), providing direct road links into Brixton, surrounding neighbourhoods and central London.

Brixton is well connected by various transport links. The area is served by an extensive bus network, with numerous bus routes connecting it to surrounding areas and central London. The area also benefits from nearby train and underground stations, including, Brixton Train and Tube Station (circa 1.1 miles) and Streatham Hill Train Station (circa 0.9 miles).

Description

The property originally comprised three terraced houses, which were later converted into six self-contained 1-bedroom flats, arranged over two storeys.

The flats are similar in size and layout, with the ground floor flats measuring to approximately 35 sqm (377 sq ft). The first-floor flats benefit from an additional room/office, and measure to circa 38 sqm (409 sq ft).

The property also benefits from a small communal garden to the rear of the property. The garden can be access by each flat and or by a shared access to the side of the property.

Planning

The property has the appropriate planning permission to be used as residential (planning use class C3).



Council Tax & Services

The flats are assessed for Council Tax under Band C with a 2024-25 liability of £1,658.

Water, gas and electricity – individual accounts and separately metered.

Energy Performance

The flats have an EPC rating of C-D.

VAT

The property is not elected for VAT.

Tenure

The property is offered freehold with vacant possession.

Offers

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender and may be subject to overage and or restriction provisions.

Further details on the sale process can be made available on request.

Offers to be submitted in writing to Adam Harvey via email adam.harvey@rapleys.com no later than 5pm 30 May 2025.

Viewing & Further information.

The building is currently occupied, and viewings are strictly to be arranged via prior appointment with sole agents, Rapleys.

Please contact:

Adam Harvey
07780 670356
Adam.Harvey@rapleys.com

Technical

Access to the information pack is available on request.

Identity Checks / AML

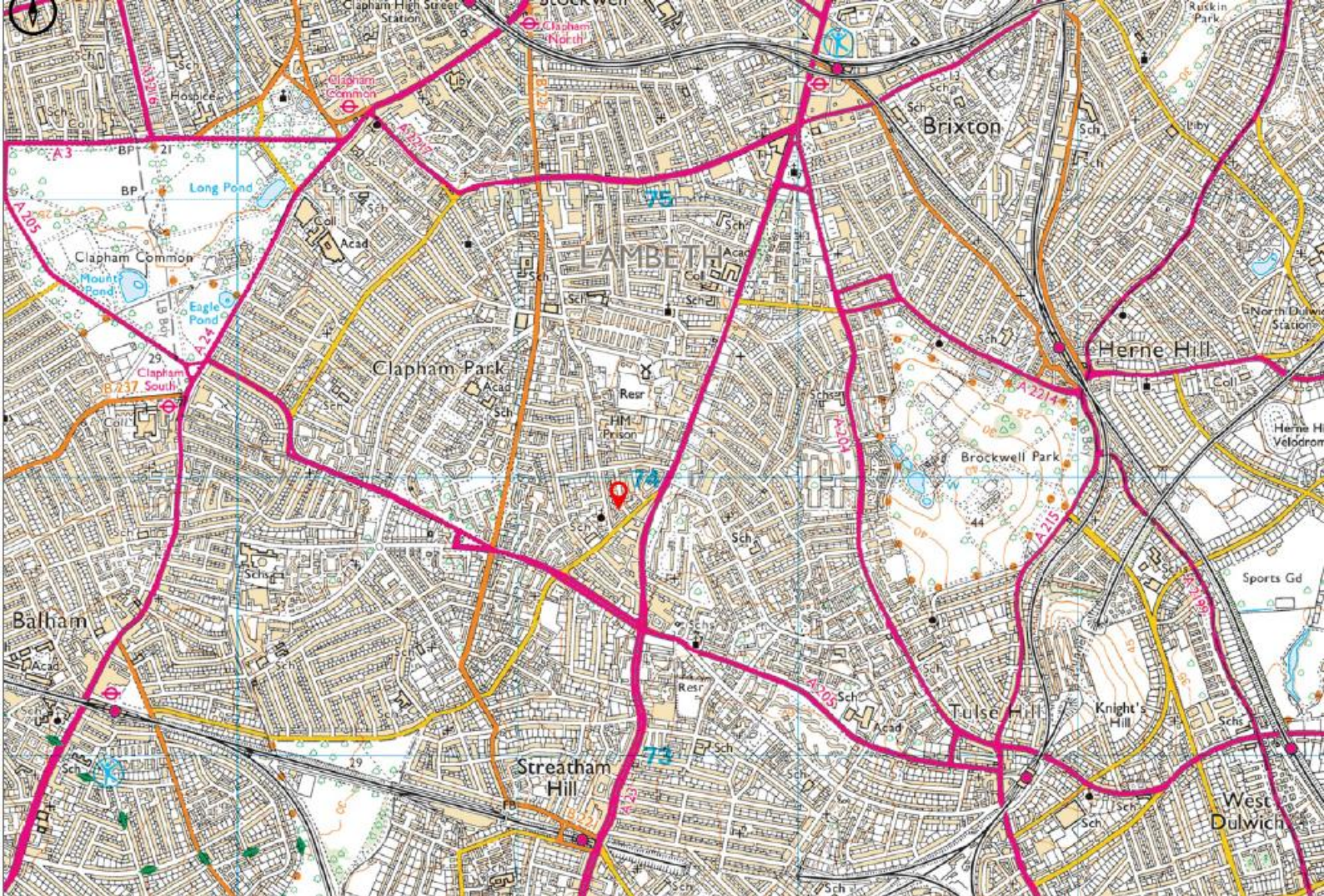
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Total Site Area

0.03 hectares

0.08 acres





For further details contact:
Adam Harvey 07780 670356
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