



Railton Road, SE24 | Guide Price £1,100,000

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# In General

- Freehold Investment Opportunity
- Three separate flats
- All recently renovated
- Close to Herne Hill and Brixton Underground
- Income of £71,160pa if tenancies continue
- 2,270 sq ft total
- Outdoor space on two of the properties
- Close to Brockwell Lido

# In Detail

Pedder is proud to present an attractive investment opportunity to acquire a fully income producing freehold building located between Brixton and Herne Hill, one of South London's most consistently strong rental markets.

The property comprises three self contained residential flats totalling 2,270 sq. ft across four floors. All units benefit from good natural light, high ceilings, and well proportioned rooms, and the building has been maintained to a good standard throughout.

Positioned moments from the amenities of Brixton and Herne Hill, the property offers excellent access to local cafés, restaurants, and shops, as well as the open green spaces of Brockwell Park and its iconic lido.

Transport connections are strong, with Herne Hill & Brixton, getting you into central London in under half an hour

All three flats are currently let on Assured Shorthold Tenancies, each with a proven long-term rental history. The building currently generates a combined annual income of £71,160 PA, providing a secure and immediate return for an investor

## Accommodation

The freehold includes the following units:

- Flat 1 – One-bedroom lower ground floor with patio garden - Approx. 64.5 sq. m / 694.3 sq. ft
- Flat 2 – Ground floor studio - Approx. 34.3 sq. m / 369.7 sq. ft (including storage)
- Flat 3 – Three bed split level with roof terrace- Approx. 112 sq. m / 1205.7 sq. ft

Together these form a substantial mixed layout configuration attractive for continued rental use or future reconfiguration (subject to consents)

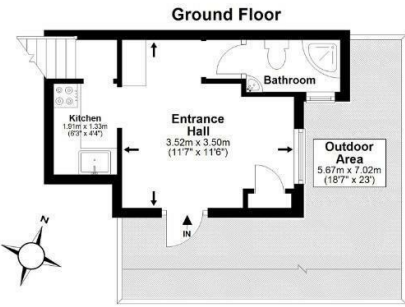
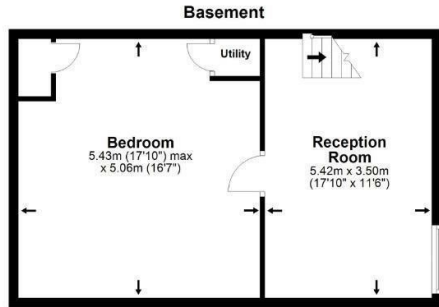
EPC's - Flat 1: C | Flat 2: C | Flat 3: C | Council Tax Band: C



# Floorplans

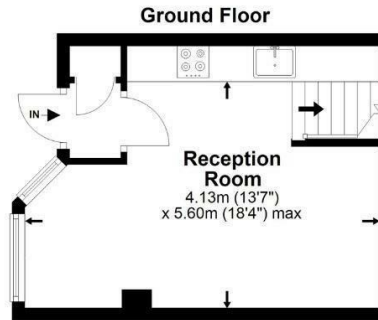
## Mayall Road, SE24

Total\* = 64.5 sq. m / 694.3 sq. ft  
 Ground Floor = 17.6 sq. m / 189.2 sq. ft  
 Basement = 46.9 sq. m / 505.0 sq. ft  
 □ = Reduced head room below 1.5m



## Railton Road, SE24

Total\* = 34.3 sq m / 369.7 sq ft  
 Upper Ground Floor = 12.8 sq m / 137.4 sq ft  
 Ground Floor = 21.6 sq m / 232.3 sq ft  
 □ = Reduced head room below 1.5m



## Railton Road, SE24

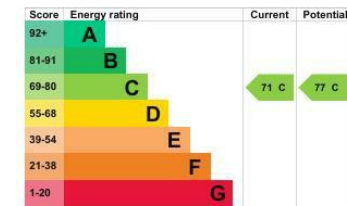
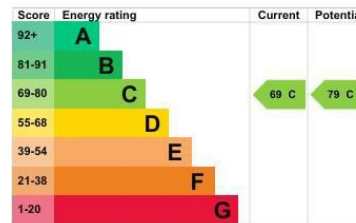
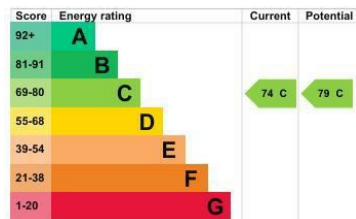
Total\* = 112.0 sq. m / 1205.7 sq. ft  
 Second Floor = 37.1 sq. m / 399.0 sq. ft  
 Upper First Floor = 6.3 sq. m / 67.8 sq. ft  
 First Floor = 41.8 sq. m / 450.0 sq. ft  
 Upper Ground Floor = 15.0 sq. m / 161.1 sq. ft  
 Ground Floor = 11.9 sq. m / 127.8 sq. ft  
 □ = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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