



COOMBE  
HILL *House*



SHEEN LANE  
LONDON

RAYNES PARK • SW20 OAR  
RESIDENTIAL INVESTMENT OPPORTUNITY

# INVESTMENT CONSIDERATIONS

Recently completed Freehold unbroken block available with full vacant possession

Comprising 128 new apartments

20 x Studios  
59 x One Beds  
49 x Two Beds

Entirely private residential scheme

Net saleable area 62,410 sq ft

Estimated rental value of the 128 apartments: £2,700,000 per annum

Secure off street parking for approximately 63 vehicles charged at £150 per month reflecting an Estimated Rental Value of £113,400 per annum

Total Estimated Rental Value: £2,813,400 per annum

Residents will benefit from amenities such as a resident only gym, cinema, work from home areas and communal space as well as meeting growing consumer demand for greener transportation with cycle storage and electric charging points

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HILL *House*

OFFERS ARE SOUGHT  
IN EXCESS OF  
**£49,800,000**

Exclusive of VAT and subject to contract for the shares in our client's SPV. A purchase at this level would reflect a **5.65% gross yield** off the total ERV.

LOCATED IN A KEY COMMUTER  
TOWN APPROXIMATELY 9 MILES  
SOUTH WEST OF CENTRAL LONDON

RICHMOND  
PARK

WIMBLEDON  
VILLAGE

WIMBLEDON  
COMMON

WIMBLEDON  
TOWN CENTRE

ROYAL WIMBLEDON  
GOLF CLUB

COOMBE  
HILL *House*

  
RAYNES PARK STATION

KINGSTON  
UPON THAMES



## LOCATION



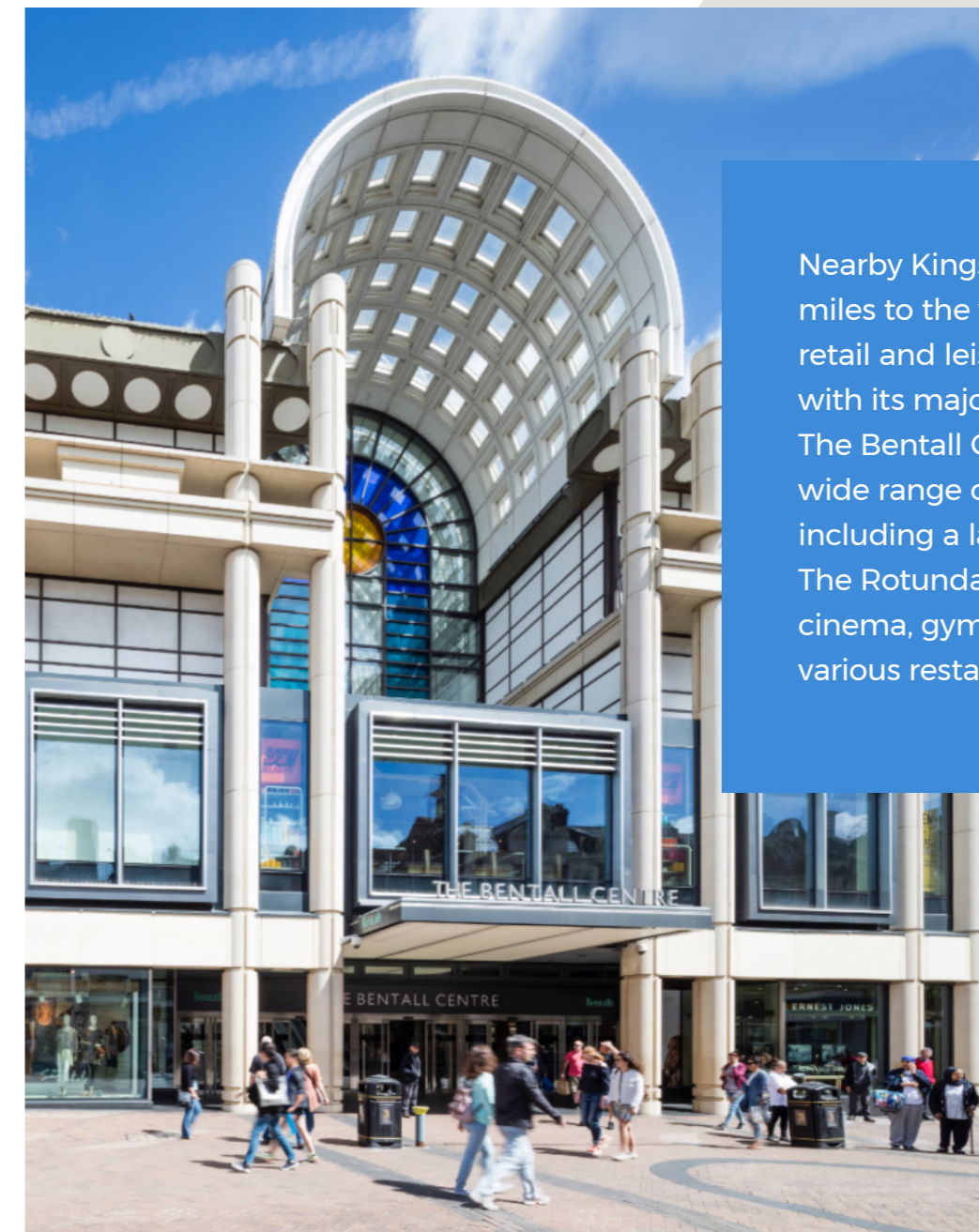
RAYNES PARK IS AN AFFLUENT SUBURB OF SOUTH WEST LONDON WITH EASY ACCESS TO THE HIGH QUALITY AMENITIES OF KINGSTON, RICHMOND AND WIMBLEDON.

The town is situated approximately 10 miles south west of central London, 6 miles south of Richmond and 10 miles to the south east of Heathrow airport.

The market town is bounded to the north by Coombe Hill and to the south and east by Worcester Park and New Malden. Raynes Park is well located and benefits from excellent communication links. The town is located to the north of the A3 Kingston Bypass, which provides access into central London and out to the M25 and wider motorway network. In addition the M3 motorway lies 8 miles to the west via the A308.

The area is an established commercial centre and has attracted a number of major office occupiers including BAE Systems, Flight Centre, Hays Recruitment, HomeProtect and Reed Recruitment.

Wimbledon has an extensive retail and F&B offering with a mix of high end brands like The Ivy and independent bistros and bars.



Nearby Kingston, located two miles to the west, is a thriving retail and leisure destination with its major shopping centre, The Bental Centre, offering a wide range of retail amenities, including a large John Lewis, and The Rotunda includes a 14 screen cinema, gym, bowling alley and various restaurants.

## CONNECTIVITY

COOMBE HILL HOUSE  
BENEFITS FROM GOOD  
CONNECTIVITY AND  
TRANSPORT LINKS.



### By Road

The property is located adjacent to the A3 Kingston by-pass at its junction with the A238 Coombe Lane. The site lies between Raynes Park to the east, New Malden to the west and the green open spaces of Richmond Park, Wimbledon Golf Club and Common to the north.

**10 miles**  
HEATHROW

**20 miles**  
GATWICK



### By Rail

Raynes Park and New Malden national rail stations are located less than 1 mile to the east and south of Coombe Hill House respectively, with direct services to London Waterloo.

### By Bus

Public transport connections include numerous bus routes which pass the property including:

**57** - Kingston (16 minutes)  
to Wimbledon (16 minutes)

**265** - Tolworth (19 minutes)  
to Putney Bridge (33 minutes)

**21 min**  
LONDON  
WATERLOO

**16 min**  
KINGSTON

**11 min**  
CLAPHAM JCT



### Retail

Convenient selection of independent retailers and Simply Fresh supermarket along Coombe Lane. More comprehensive retail and leisure offering in nearby Raynes Park and New Malden which are both easily accessible by foot or bus.

Wimbledon Town Centre is located 1.9 miles to the east and offers an extensive range of amenities including the Centre Court shopping centre, Elys department store and Odeon cinema.

# COOMBE HILL *House*



THE ICONIC LANDMARK BUILDING COMPRISES A CONVERTED FORMER OFFICE BUILDING, SET ACROSS 5 FLOORS, CENTRED AROUND A COMMUNITY HUB ON EACH FLOOR.

THE COMMUNITY SPACE IS DIFFERENT PER FLOOR. THERE ARE WORK FROM HOME OFFICE SPACES, A MODERN GYM, GAMES ROOM, LOUNGE AND CINEMA.

**The ground floor** consists of an inviting reception, lounge area and 13 apartments.

**The first floor** has 23 apartments and a modern gym for resident use only.

**The second, third and fourth floors** consist of 70 apartments split throughout the middle floors. The second floor has a games room, the third Work from Home office spaces and the fourth floor has the resident's lounge.

**The fifth floor** boasts 22 apartments and a resident only cinema.



Work from Home Office Spaces



63 x Car Parking Spaces



Communal Spaces



## SPECIFICATION

All of the apartments benefit from bespoke fitted wardrobes and sleek built in kitchens fitted with integrated Siemens appliances, dishwashers, electric hobs and ovens. They all feature wood effect flooring in the bedrooms and living rooms and tiles in the bathroom. All apartments have high tech, luxury fit outs and furnishings, pre-wired for Sonos audio systems, with Sonance recessed single stereo speakers and Villeroy & Boch bathroom suites. Each flat is individually metered.

## VIEW VIRTUAL TOURS

[1 Bed Flat](#) ▶

[Studio Flat](#) ▶



# COMMUNAL FACILITIES

Communal facilities include a reception area and a parcel locker service. Resident lounge, games room, gym and cinema.

There is also an on site car park with electric car charging and bike store available for residents.



Modern gym



Cinema room



Games room



Bike store





TOTAL ANNUAL  
RENTAL INCOME  
£2,813,400:



£2,700,000

128 Apartments



£113,400

63 Spaces  
x £150 pcm



## SIZE

<b>STUDIO</b>	20
Total Size (sq ft)	6,964
Average Size (sq ft)	348
Monthly Rent (per unit)	£1,300
Annual Rent (per unit)	£15,600
<b>1 BED</b>	59
Total Size (sq ft)	25,467
Average Size (sq ft)	432
Monthly Rent (per unit)	£1,550
Annual Rent (per unit)	£18,600
<b>2 BED</b>	49
Total Size (sq ft)	29,980
Average Size (sq ft)	612
Monthly Rent (per unit)	£2,200
Annual Rent (per unit)	£26,400

## GROUND FLOOR

### Amenities:

Work From Home  
Office Spaces

Studio	-
1 bed	11
2 bed	2
<b>Total</b>	<b>13</b>



## FIRST FLOOR

### Amenities:

Gym

Studio	5
1 bed	10
2 bed	8
<b>Total</b>	<b>23</b>

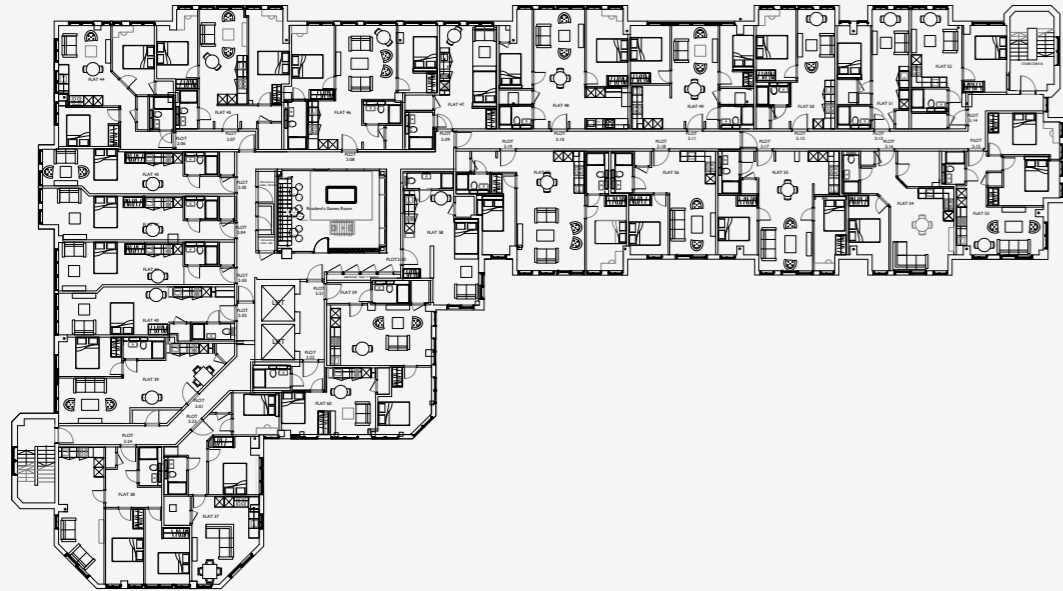


## SECOND FLOOR

### Amenities:

Games Room

Studio	5
1 bed	9
2 bed	10
<b>Total</b>	<b>24</b>



## FOURTH FLOOR

### Amenities:

Lounge

Studio	5
1 bed	8
2 bed	10
<b>Total</b>	<b>23</b>

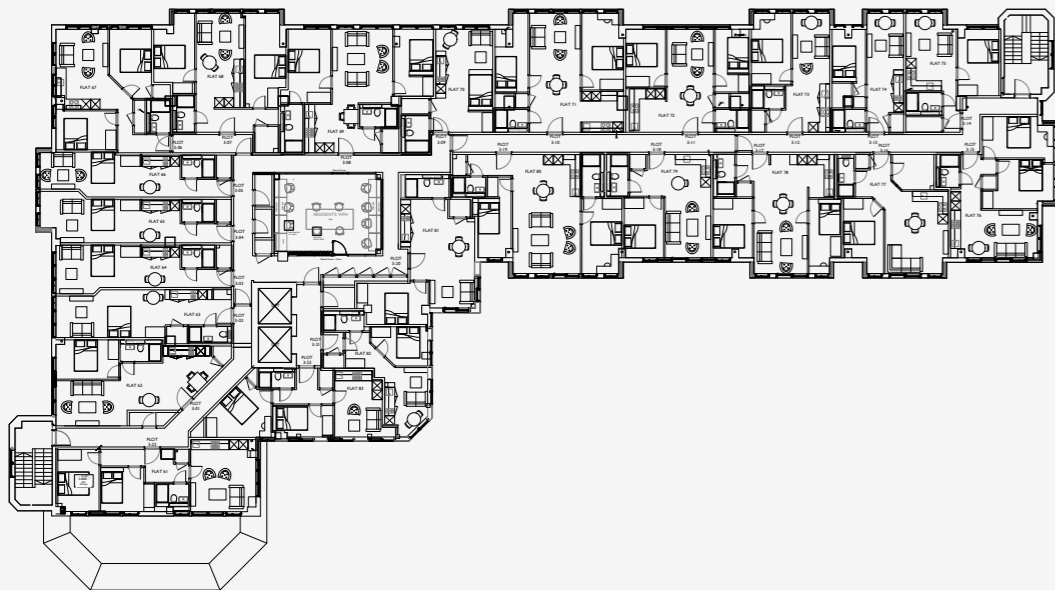


## THIRD FLOOR

### Amenities:

Work From Home  
Office Spaces

Studio	5
1 bed	8
2 bed	10
<b>Total</b>	<b>23</b>



## FIFTH FLOOR

### Amenities:

Cinema

Studio	-
1 bed	13
2 bed	9
<b>Total</b>	<b>22</b>



SHEEN LANE  
DEVELOPMENTS  
IS A PRIVATELY  
OWNED PROPERTY  
DEVELOPMENT  
COMPANY BASED  
IN RICHMOND.

Whilst specialising in the development of high quality residential led schemes, Sheen Lane has assembled a team of highly qualified professionals with expertise in construction, architecture and development, enabling the company to approach and deliver a variety of construction projects.

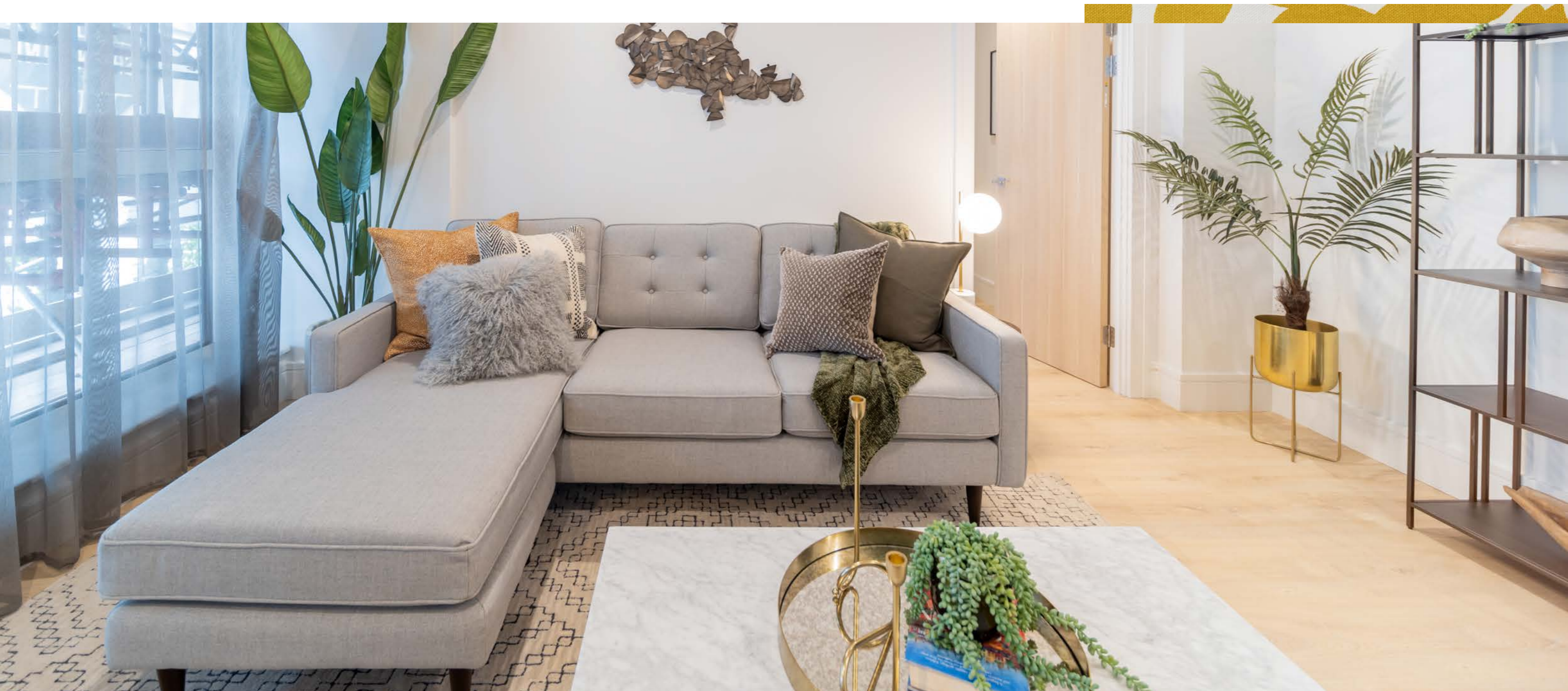
Since formation in 2013, Sheen Lane has developed 2,300 residential units across 42 schemes with a further 2,100 in the pipeline.



2,300  
RESIDENTIAL  
UNITS

42  
SCHEMES

2,100  
IN THE PIPELINE



## TENURE

Freehold.

## TENANCY

The property will be offered with vacant possession, although alternative options around lettings will be considered.

## EPCs

EPCs are available upon request.

## VAT

The property is elected for VAT. Details of the structure of the corporate sale are available upon request.

## AML

Prospective purchasers will be required to fulfil the vendors' anti-money laundering requirements in accordance with the Money Launderings Regulations 2017.

## PROPOSAL

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# VIEWINGS & DATA ROOM ACCESS

VIEWINGS ARE STRICTLY BY  
ARRANGEMENT WITH THE JOINT  
SELLING AGENTS. AN ONLINE  
DATA ROOM IS AVAILABLE FOR  
ACCESSING DETAILED DUE DILIGENCE  
INFORMATION. FOR FURTHER  
INFORMATION, PLEASE CONTACT:



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