



## COLSTON ROAD, SW14

£1,300,000

Entire freehold building  
Rented commercial unit  
First floor one bedroom flat  
Split level two bedroom  
Strong rental yield  
East Sheen



# ABOUT THE PROPERTY

Marsh & Parsons are delighted to be instructed on this unique opportunity to purchase the entire freehold building which includes ground floor commercial unit and two flats. The residential building provides investors with a unique opportunity to acquire a whole building with a strong rental yield. The first-floor flat features a spacious open-plan reception room/kitchen with direct access to a private patio area, alongside a double bedroom and family bathroom. The upper maisonette spans the second and third floors and provides generous accommodation throughout.



# STEP INSIDE COLSTON ROAD



**APPROX. TOTAL FLOOR AREA 2459 SQFT / 228.4 SQM**

APPROX. GROSS INTERNAL FLOOR AREA = 1467 SQFT / 136.3 SQM  
(EXCLUDING EAVES)

APPROX. GROSS INTERNAL SHOP AREA = 992 SQFT / 92.2 SQM

APPROX. GROSS INTERNAL PATIO AREA = 292 SQFT / 27.1 SQM

**Barnes & East Sheen**  
020 8994 2556

Energy Rating: We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**