

Deal Overview



**Manor Avenue, Brockley, London
SE4 1PD**

15% Below Market Value

Would you like to live in this modern Studio
at a **fantastic** price?

(Colleys Full Valuation earlier in 2010)

Property Value: £100,000

Purchase Price: £85,000 (15% Discount)

Rental: £600 PCM

Instant Equity: £15,000

Cost of Deal: £5,000'

Bathroom



Bathroom in good clean condition

***Light and airy located on top floor with big windows
Already tenanted at £800 per month***

Kitchen

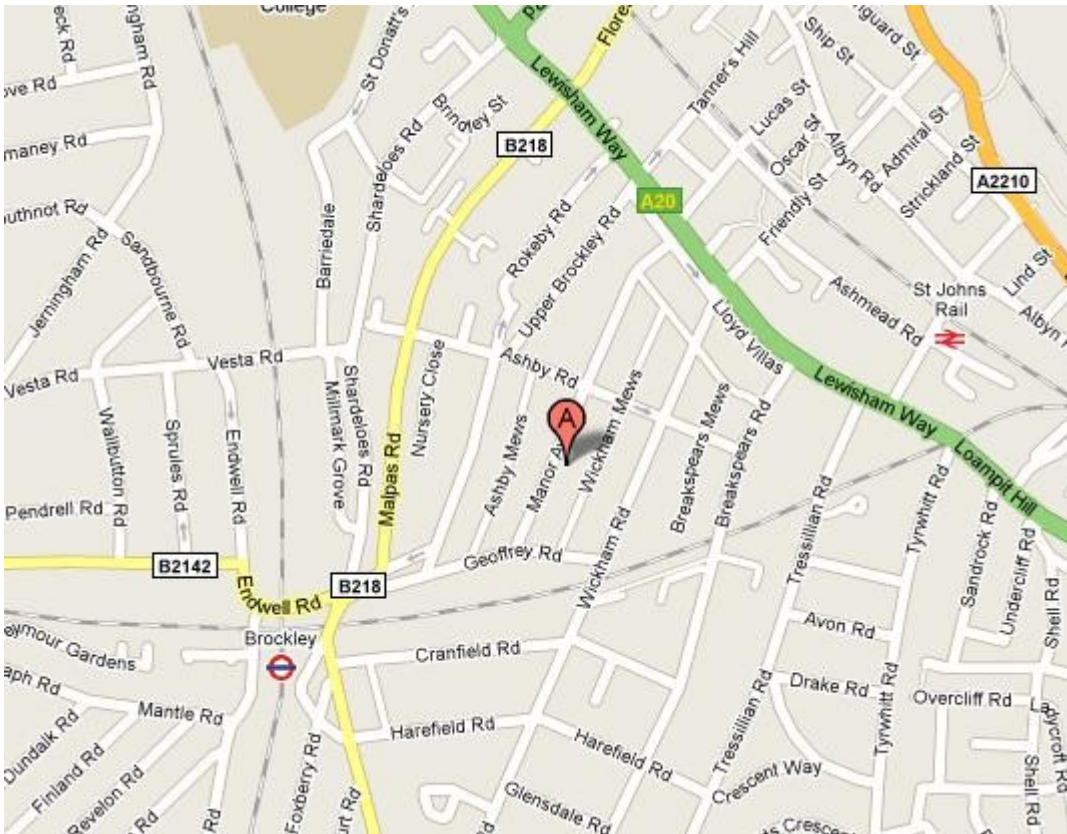


Lovely open plan studio with clean modern kitchenette fitted

Due Diligence

We pride ourselves on providing you quality property deals and do thorough due diligence into every property we acquire including: Past sold comparable, current sales comparables, rental comparables, local area profile and local price trends. Although we are confident in providing you reliable information to make informed decisions on your property purchases we encourage you to carry out your own due diligence before buying any property.

Location and Local Economy



Brockley

Brockley is a district of South London, England, located in the London Borough of Lewisham. It is situated 5 miles (8 km) south-east of Charing Cross. It is covered by the London postcode districts SE4 and SE14.

By the late 1990s South London's best kept secret was being rediscovered by young professionals in search of more space and a greener, environment. Cafes such as 'The Broca' and 'Toads Mouth Too' have been followed by a cluster of delicatessens, a whole food shop, a farmers market and 'The Sunflower Centre' offering complementary health and lifestyle.

The extension of the East London Line, now part of the London Overground network is completed, improving already good transport connections into London. this is encouraging new residential development around Brockley station.

In 2002 the Brockley Cross Action Group was set up with the aim of influencing the regeneration of the Brockley Cross area and has been instrumental in the restoration of Brockley Common and the greening of several other derelict sites.

Meanwhile, to the south of the area, around Crofton Park train station, a number of new shops and bars, such as the Jam Circus, suggest this district is also enjoying something of resurgence.

Brockley contains several attractive open spaces, amongst them Blythe Hill, Brockley and Ladywell Cemeteries (opened in 1858 and now a nature reserve) and Hilly Fields. The latter was saved from development by the Commons Preservation Society and local groups in the 1880s and 1890s (including Octavia Hill, one of the founders of the National Trust). In 1896, after being bought with the	Family income	High
	Interest in current affairs	Very high
	Housing - with mortgage	Low
	Educated - to degree level	Very high
	Couples with children	Low

Have satellite TV Low

Sold Price

▼ Sale date	► Address	► Price paid
11th Jan 2008	<u>Flat 1, 38 Manor Avenue, London SE4 1PD</u> See all house prices in SE4 1PD Flat, Leasehold, 3 Beds, 1 Baths, 1 Recepts - Edit Full details See on map Bird's eye view Add to favourites	£268,000 Get current value

Sales Comparables



£115,999

Studio flat for sale
[Heald Street, New Cross, SE14](#)



Well proportioned apartment on the ground floor of a purpose built block, ideally placed for shops and amenities including mainline and DLR stations. The accommodation comprises a 16'7 x 12'4 studio room, separate fitted kitchen and modern bathroom. The property has a secure communal entrance ...

[More details, 7 photos and floorplan](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Acorn, Lewisham. Telephone:  **0843 313 9518**  [\(ET 4pm to 6pm\)](#)



£119,995

Studio apartment for sale
[Harton Lodge, Harton Street](#)

A SMALL PURPOSE BUILT BLOCK OF FLATS WITHIN EASY WALKING DISTANCE OF DEPTFORD DLR AND NEW CROSS BR STATIONS. AN IDEAL INVESTMENT OPPORTUNITY, CURRENTLY LET ON A NEW AST AT £625PCM. HARTON LODGE OFFERS A PRIVATE CAR PARK AND COMMUNAL GARDEN, WE ARE OFFERING THIS TOP FLOOR OPEN PLAN STUDIO APA (cont.)

[More details](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)





£139,000

Studio flat for sale
[Breakspears Road](#)

A smart studio flat, which forms part of this impressive period conversion in the Brockley Conservation Area.

[More details and floorplan](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Rocodells Estate Agents, Crofton Park. Telephone:  **0843 314 9888** 

[\(BT 4p/min\)](#)



£172,000

Studio apartment for sale
[Deals Gateway, London, SE13](#)

SOUGHT AFTER LOCATION, STUDIO APARTMENT

[More details and 6 photos](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Crompton Estates , London. Telephone:  **0843 314 2150**  [\(BT 4p/min\)](#)

Rent Comparables





£700 pcm

Studio flat to rent
[51, Amersham Road London, South East London](#)

Contemporary Conversion 2 min walk New Cross Station/East London Line/Goldsmiths Uni 6 mins to London Bridge Fully Furnished Double Glazed

[More details, 4 photos and floorplan](#) | [Save property](#) | [Contact agent](#)

Marketed by Urban Sales and Lettings, London. Telephone:  **0845 299 7265** 



£625 pcm

Studio flat to rent
[Cranfield Road SE4](#)

Set within a large Victorian house is this spacious studio flat on the hall floor. The property comprises of a 15ft studio room with new fitted carpets, shelves and built in cupboard and original shutters to the front, modern three piece white bathroom suite with mixer top shower. To the rear i...

[More details and 5 photos](#) | [Save property](#) | [Contact agent](#)

Marketed by Acorn, Brockley. Telephone:  **0843 313 9514**  [\(BT 4pm16\)](#)



£600 pcm

Studio flat to rent
[New Cross Road, London, SE14](#)

Very spacious first floor studio flat, separate kitchen, bath/toilet, less than 5 mins from new cross/new cross gate, A must see !!! DSS

[More details and 4 photos](#) | [Save property](#) | [Contact agent](#)



£200 pw

Studio apartment to rent
[Utah Buildings, Deals Gateway, London, SE13](#)

A large studio apartment in this popular modern development situated within a very short walk of Deptford Bridge DLR station. The property is offered in excellent internal condition and benefits from modern fitted kitchen, wood laminate flooring and L-shaped sleeping area. The development further...

[More details, 4 photos and brochure](#) | [Save property](#) | [Contact agent](#)

Marketed by Alex Neil, Surrey Quays. Telephone:  **0843 313 6998**  [\(BT 4pm16\)](#)



Deal Summary

Property Value: £100,000

Rental: £600 PCM

Mortgage Costs: £354 PCM

Purchase Price: £85,000 (15% Discount)

Financials

Instant Equity: £15,000

Monthly Income: £246 PCM

Deposit Contribution Required: £0

Discount: 15%

Return on cash: 51% per annum

Mortgage Loan to Value: 85%

Cost of Deal: £5,000'