

## Deal Overview



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

**15% Below Market Value**

Do you want to live in a lovely 1 Bedroom Flat in the Brockley Conservation area 7 mins walk from the station?

(Colleys Full Valuation earlier in 2010)

Property Value: £175,000

Purchase Price: £148,750 (15% Discount)

Rental: £800 PCM

Instant Equity: £26,250

**Cost of Deal: £5,000'**

## Living Room



*Lovely upper floor flat in fantastic location, the Brockley Conservation Area*

## Bedroom



*Spacious Double Bedroom*

## **Bathroom**

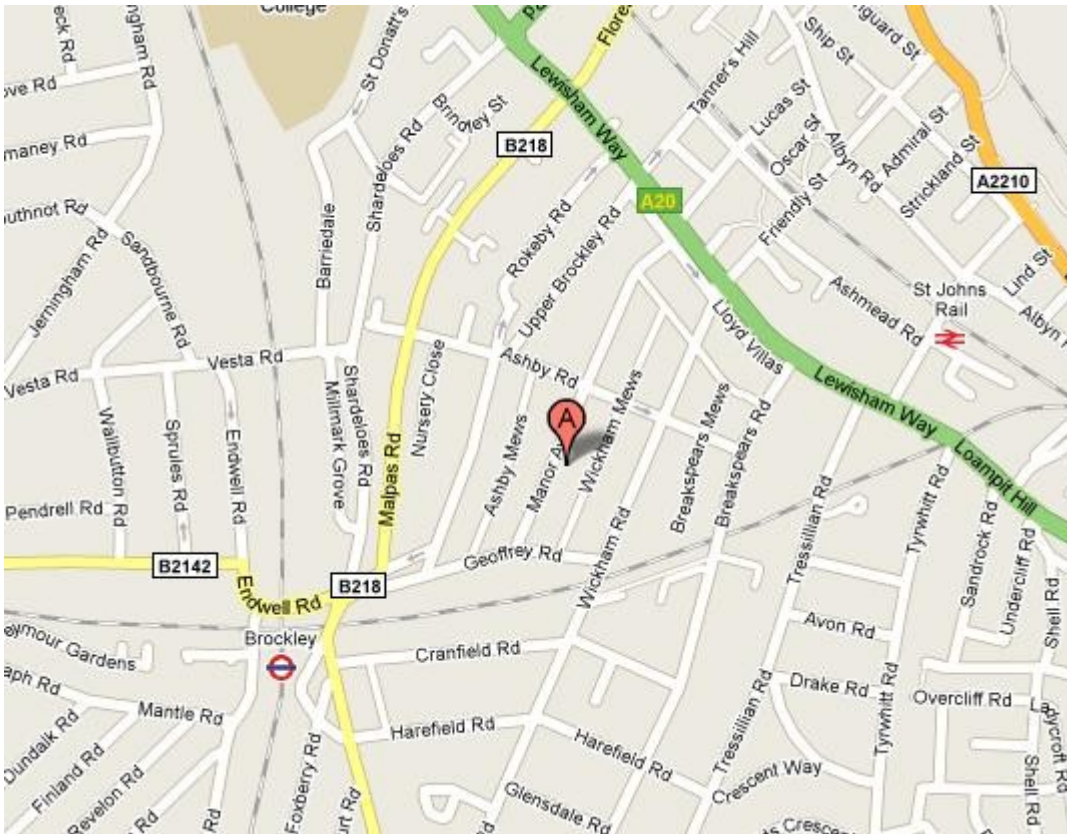


*Clean Bathroom*

## **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	<b>Family income</b>	High
	<b>Interest in current affairs</b>	Very high
	<b>Housing - with mortgage</b>	Low
	<b>Educated - to degree level</b>	Very high
	<b>Couples with children</b>	Low

**Have satellite TV** Low

## Sold Price

▼ Sale date

► Address

► Price paid

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

## Sales Comparables



**£174,995**

**1 bedroom flat for sale**  
**Sandrock Road, Lewisham**

SOLD. Beautifully refurbished ground floor Victorian Conversion flat. The property benefits from private entrance door, reception room, one bedroom, modern white bathroom, brand new fitted kitchen with built in oven & hob. Outside there is a private garden measuring approx 45ft, designed with eas...

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

Marketed by Mark Beaumont.com, Lewisham. Telephone: 020 8852 5000



**£174,995**

**1 bedroom flat for sale**  
**Wallbutton Road, Brockley, SE4**

One double bedroom top floor conversion flat situated in a highly sought after location within access of Brockley zone two station soon to benefit from the East London line extension. The flat briefly comprises of a pleasant lounge, fitted kitchen, double bedroom plus a modern bathroom with fine...

[More details, 3 photos and floorplan](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Acorn, Brockley. Telephone: 0843 313 9513 ([BT 4pin13](#))



**£174,995**

**1 bedroom flat for sale**  
**Lewisham Way, New Cross, SE14**

De Scotia Estate Agents are pleased to offer onto the market this one bedroom Victorian conversion flat. The property boasts modern fitted kitchen, three piece bathroom suite, double glazing (where stated).



**£175,000**

**1 bedroom flat for sale**  
**[New Cross Road, New Cross, SE14](#)**



Unusual, rarely available good size one bedroom split level conversion apartment with its own tiered garden. It is situated just back off the road and only a short walk from New Cross British Rail station and Deptford Bridge DLR station.

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

Marketed by Peter James Estate Agents, New Cross. Telephone:

**0843 313 7429** [@T 4pm14](#)



**£175,000**

**1 bedroom flat for sale**  
**[Shardeles Road, New Cross, SE14](#)**



Offered for sale is this beautifully presented one bedroom flat that has been recently converted. Convenient for Brockley station.

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

Marketed by Kinleigh Folkard & Hayward - Sales, Brockley. Telephone:

**0843 314 0330** [@T 4pm14](#)

## Rent Comparables



**£800 pcm**

**1 bedroom flat to rent**  
**[Manor Avenue Brockley SE4](#)**



Charming and well presented one bedroom flat for rent in the heart of the conservation area. Early viewing recommended. Available 1st August. Unfurnished.

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

Marketed by Kinleigh Folkard & Hayward - Lettings, Peckham. Telephone:

**0843 314 0312** [@T 4pm14](#)



**£750 pcm**

**1 bedroom house to rent**  
**[Lewisham, London](#)**

Credence is happy to present this beautiful 1 double bedroom ground floor flat. It has its own gated entrance as well as off-street parking. Set within the quiet area of St John's, this thoughtfully designed property is close to shops, bus routes and 150 metres from Lewisham train station. With l...

[More details, 8 photos and brochure](#) | [Save property](#) | [Contact agent](#)



**£860 pcm**

**1 bedroom flat to rent**  
**[Breakspears Road, London, SE4](#)**



Your Perfect Move is please to bring to the market this 1/2 bed flat to let.

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

Marketed by YourPerfectMove, Sydenham. Telephone:  0843 314 0045  (BT 4mths)



**£825 pcm**

**1 bedroom flat to rent**  
**[Manor Avenue SE4](#)**



Acorn are pleased to present to the market this excellent condition 1 double bedroom hall floor Victorian conversion flat. Accommodation comprises of a spacious lounge to the front with feature fireplace and a modern fitted open plan kitchen with slate flooring. The double bedroom is to the rear ...

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

## Deal Summary

**Property Value: £175,000**

**Rental: £800 PCM**

**Mortgage Costs: £620 PCM**

**Purchase Price: £148,750 (15% Discount)**

## Financials

**Instant Equity: £26,250**

**Monthly Income: £180PCM**

**Deposit Contribution Required: £0**

**Discount: 15%**

**Return on cash: 35% per annum**

**Mortgage Loan to Value: 85%**

**Cost of Deal: £5,000'**