



139 Old Brompton Road, South Kensington



RICHMOND

London Richmond Limited
6th Floor, 60 Gracechurch Street,
London EC3V 0HR

Summary

Property Summary

139 Old Brompton Road is a 5-story Grade II Listed Georgian property located between South Kensington and Chelsea, in one of the most exclusive parts of London.

The property is part of a terrace of 8 properties numbered from 135 to 149 Old Brompton Road and according to Zoopla the valuations of these 8 properties range from £3.8m to £6.1m. The price per square foot in this area is circa £1,650 psf and with number 139 offering 2,656 square feet this would give the property a current market valuation in the region of £4.35m. The property requires refurbishing and we would anticipate spending £400,000 to bring it up to an excellent standard and if we discount this from the current market value of £4.35m we believe a fair price to pay for the property would be in the region of £3.95m.

London Richmond has exchanged contracts on this property at a hugely discounted price of £1.83m, which is around 50% below the market value. We are completing on the purchase on 18th December 2023 and we will then commence the refurbishment of the property, divide the title deeds into 4 separate apartments and then refinance the property to take out all of our cash and to retain equity in a prime building in South Kensington.

Project Financials

Purchase Price:	£1,830,000
Stamp Duty:	£96,400
Legal Fees:	£15,000
Refurbishment:	£400,000
Total Cost:	£2,341,400
Completed Valuation:	£4,350,000
Profit:	£2,008,600

Please note the above calculation does not include financing costs if applicable.

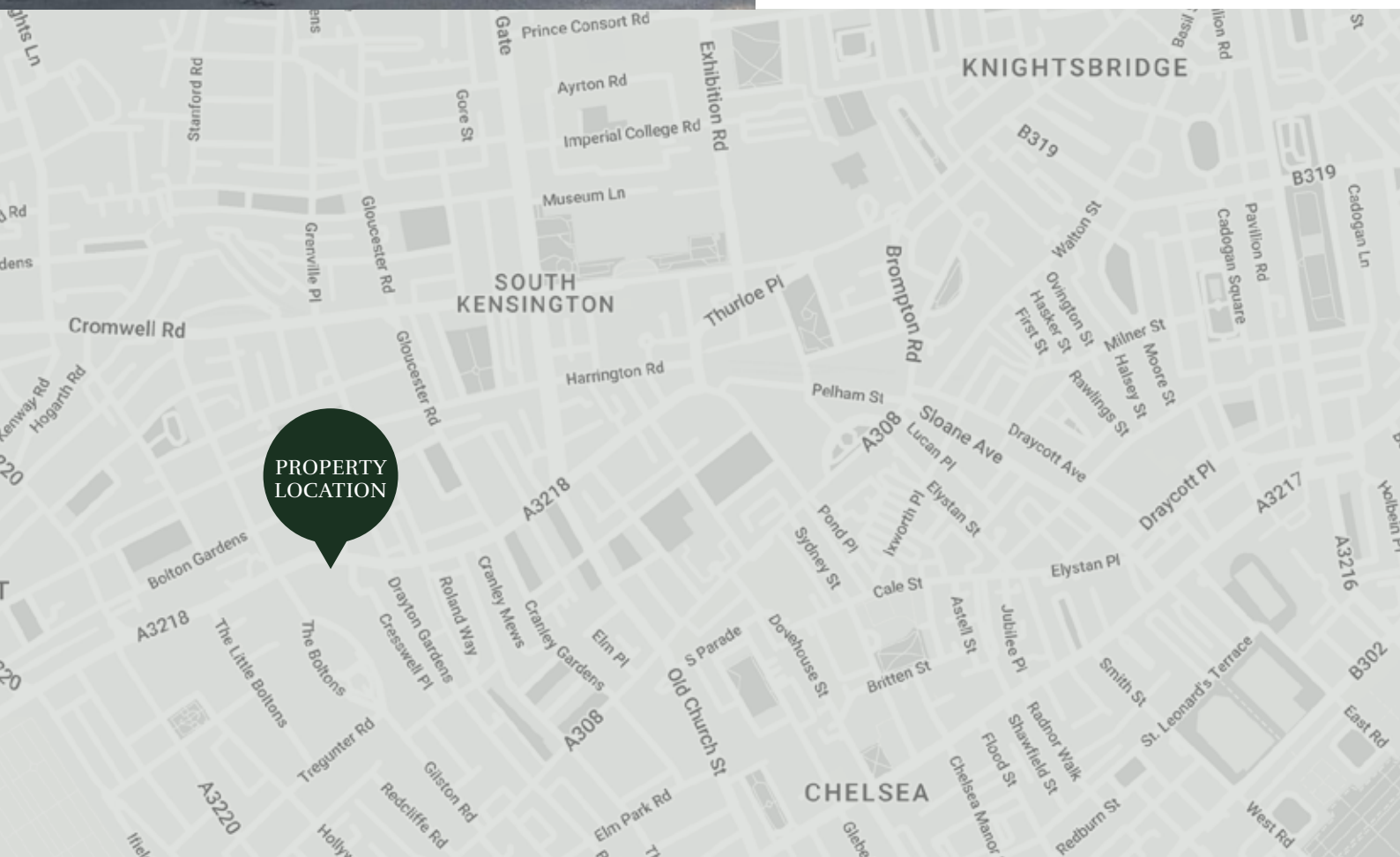
Property Sales Price After Refurbishment

Apartment	Floor	Size (Sqft)	Valuation	Price/sqft
1	Lower Ground	655	£1,000,000	£1,527
2	Ground	413	£750,000	£1,816
3	First	460	£850,000	£1,848
4	Second & Third	984	£1,750,000	£1,778
Total		2,656	£4,350,000	£1,638



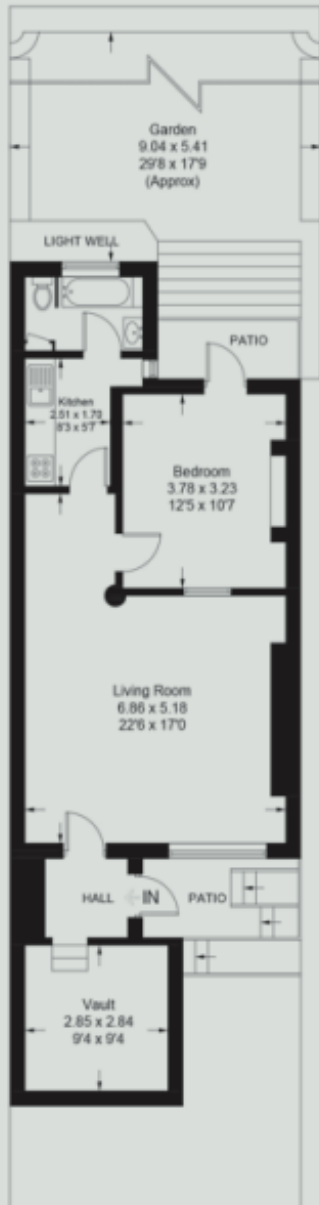
Zoopla Valuations

Property Address	Zoopla Valuation
135 Old Brompton Road	£5,222,000
137 Old Brompton Road	£5,093,000
139 Old Brompton Road	£4,501,600
141 Old Brompton Road	£5,437,000
143 Old Brompton Road	£6,134,000
145 Old Brompton Road	£3,772,000
147 Old Brompton Road	£4,819,000
149 Old Brompton Road	£5,252,000

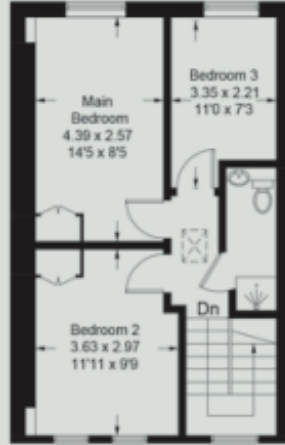


The Development

Approximate Gross Internal Area = 246.8 sq m / 2656 sq ft



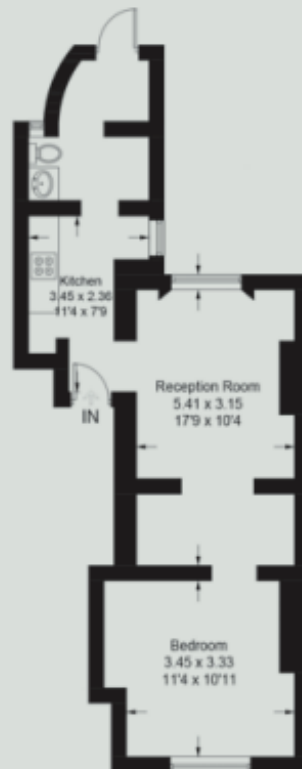
Lower Ground Floor



Third Floor



Second Floor



Ground Floor



First Floor



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