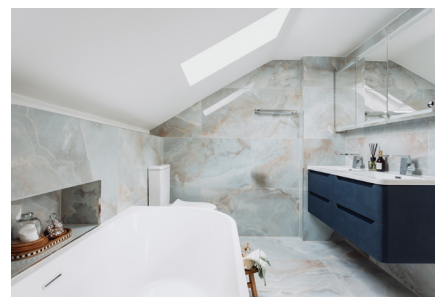
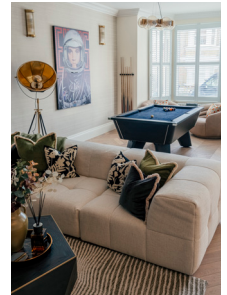


# RICHMOND TRACK RECORD

FLAGSHIP PROPERTY  
21 SPRINGFIELD ROAD, WIMBLEDON SW19 7AL

GDV: £3,000,000m  
Purchase Price: £1,300,000  
Construction Works: £700,000  
Gross Profit: £1,000,000  
COMPLETED



This beautiful property has been fully renovated to a luxury standard and now generates our company around £200,000 rental income per annum. This 6-bedroom property measures 2,700 square feet and is set over 5 floors, including a basement cinema room, a lovely open plan living area and even an outdoor kitchen to enjoy those summer barbeques. It is located within the golden triangle of Wimbledon, close to Wimbledon village and also the local underground and overground stations. This project has made London Richmond £1 million in profit and will continue to bring in good rewards through capital growth and high rental income.

## RICHMOND



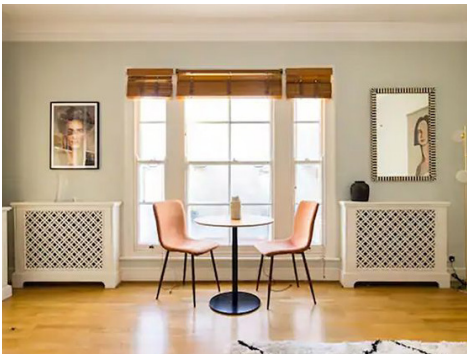
77 DOROTHY ROAD,  
BATTERSEA, SW11 2JJ

GDV: £3,000,000m  
Purchase Price: £1,300,000  
Construction Works: £500,000  
Gross Profit: £1,200,000  
**COMPLETED**



36 TURNEVILLE ROAD,  
WEST KENSINGTON, W14 9PS

GDV: £950,000  
Purchase Price: £540,000  
Construction Works: £100,000  
Gross Profit: £310,000  
**COMPLETED**



81C LEDBURY ROAD,  
NOTTING HILL, W11 2AG

GDV: £950,000  
Purchase Price: £670,000  
Construction Works: £20,000  
Gross Profit: £260,000  
**COMPLETED**



FLAT 2, 25 GROVE PARK GARDENS,  
CHISWICK, W4 3RY

GDV: £500,000  
Purchase Price: £285,000  
Construction Works: £60,000  
Gross Profit: £155,000  
**COMPLETED**



48 ACHILLES ROAD,  
WEST HAMPSTEAD, NW6 1EX

GDV: £2,700,000  
Purchase Price: £1,350,000  
Construction Works: £500,000  
Gross Profit: £850,000  
Completion: 01 September 25

## RICHMOND



130 DAWES ROAD,  
FULHAM, SW6 7EF

GDV: £2,250,000  
Purchase Price: £1,050,000  
Construction Works: £350,000  
Gross Profit: £850,000  
Completion: 01 September 25



19 SULGRAVE ROAD,  
HAMMERSMITH, W6 7RD

GDV: £2,700,000  
Purchase Price: £1,300,000  
Construction Works: £500,000  
Gross Profit: £900,000  
Completion: 01 October 25



139 OLD BROMPTON ROAD,  
SOUTH KENSINGTON, SW5 0LF

GDV: £3,750,000  
Purchase Price: £1,830,000  
Construction Works: £500,000  
Gross Profit: £1,420,000  
Completion: 01 December 25



28 MONTSERRAT ROAD,  
PUTNEY, SW15 2LA

GDV: £3,500,000  
Purchase Price: £1,350,000  
Construction Works: £750,000  
Gross Profit: £1,400,000  
Completion: 01 December 25

**£23,300,000**

TOTAL GDV

**£10,975,000**

TOTAL PURCHASE PRICE

**£3,980,000**

TOTAL CONSTRUCTION COSTS

**£8,345,000**

TOTAL GROSS PROFIT

For further information please email: [info@kngadvisors.co.uk](mailto:info@kngadvisors.co.uk)

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