



**Discover exceptional
properties with Cosy
Hanz.**

We create stylish, energy-efficient homes with bespoke interiors, blending modern design and comfort in prime Southwest London locations.

FOR MORE INFORMATION:



Wimbledon, London



020 4532 1185



information@cosyhauz.com

**PORTFOLIO
BROCHURE**

COSY HAUZ

ABOUT COSY HAUZ

BUILDING BETTER HOMES AND BETTER RETURNS



Build to Rent Accommodation

We build customized accommodation for long and short-term rental through buy-to-let and HMO.

Build to Sell

We build development projects with significant planning gain and sell them for profit.

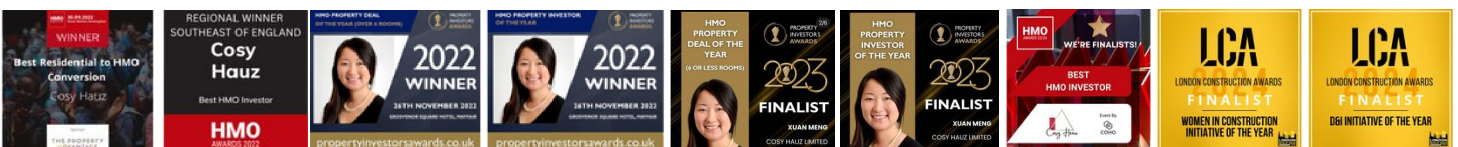
Property Sourcing & Planning Services

We offer property sourcing and planning services to external clients.

Cosy Hauz is an award-winning property development company specialising in the revitalisation of run-down properties, redevelopment of 'brown-field sites', and use of sustainable, eco-friendly materials.

Our skilled in-house planning and construction team is dedicated to transforming these spaces into modern, stylish, and comfortable homes for Londoners, building better homes and delivering better returns for our investors.

OUR ACCOLADES



COSY HAUZ

PROPERTIES FOR SALE

01 **Atrium Heights**

02 **Long Acre**

03 **Transmission House**

04 **Grand Drive**

05 **Davidson Road**

06 **Warren Road**

07 **Pyne Road**

08 **Northway**

09 **Coombe Lane**

10 **Hallmead Road**



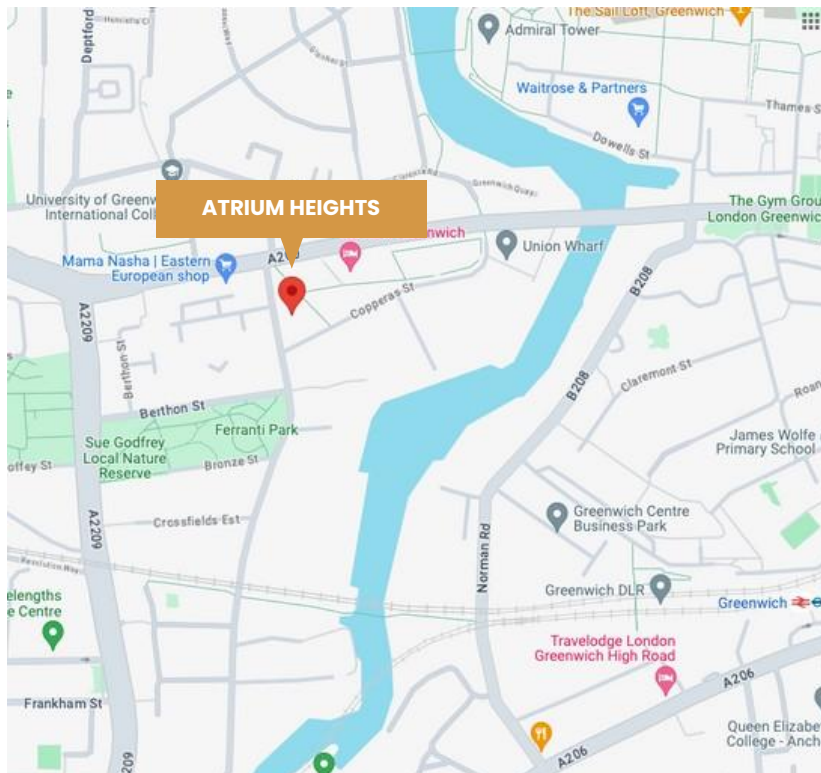
ATRIUM HEIGHTS

GREENWICH, UNITED KINGDOM, SE8 3FB

SALES PRICE **£440,000**

TYPE APARTMENT FLAT

SIZE 57 SQM



PROPERTY INFORMATION

Currently leased out at **£1,950/month**

- 1 x bedroom
- 1 x Bathroom
- Newly built and fully furnished to a high standard
- Open plan kitchen, dining, and living area
- State of the art kitchen with stone worktop
- Built-in bespoke kitchen cabinets
- Tailor made and custom fit wardrobe
- Full bath with bath tub and shower with sleek design and smooth finishes
- Wifi Ready
- With Private Balcony for relaxation
- Elevator Access
- EPC Rating of B

11 Atrium Heights, 4 Little Thames Walks, Greenwich, London, SE8 3FB

ATRIUM HEIGHTS

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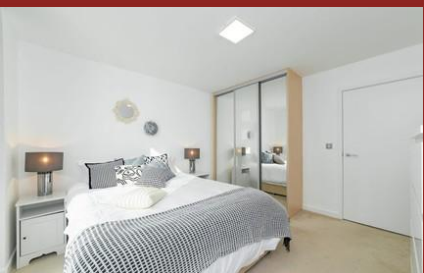
BALCONY



KITCHEN



LIVING ROOM



BEDROOM



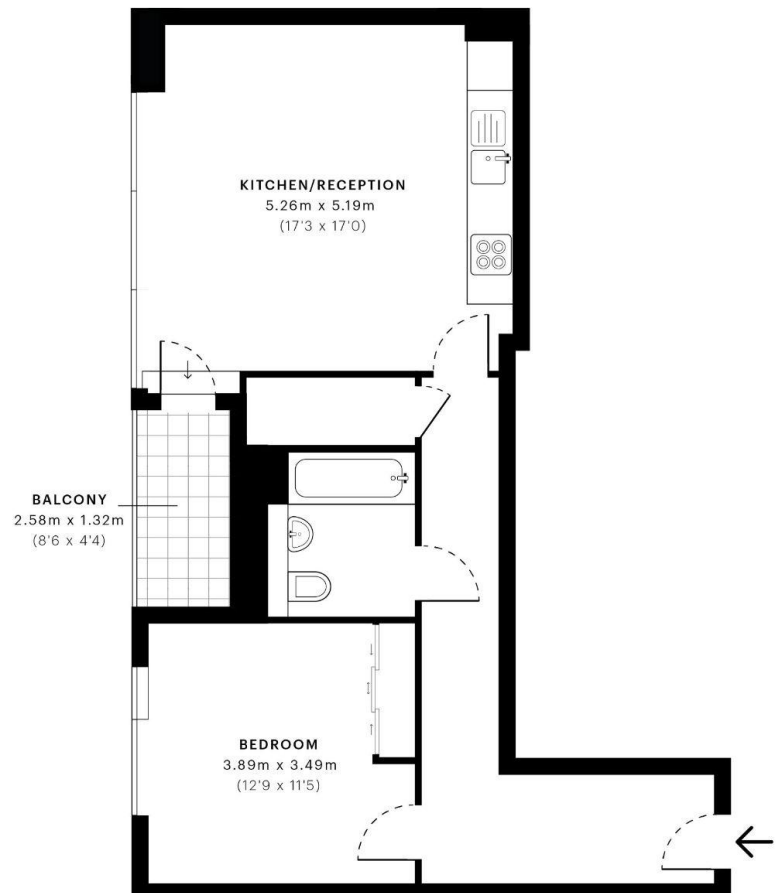
BATHROOM

UNIT OVERVIEW

This property is a contemporary 1-bed, 1-bath flat with a private balcony in the sought-after Greenwich Creekside Development.

Atrium Heights, ideally situated near bars, restaurants, schools, and historical sites, offers swift access to Greenwich train station for central London and the DLR station for Canary Wharf and Bank.

It comes fully furnished with high-quality furniture and appliances. The kitchen is well-equipped with essential items such as a stove and an oven. The bedroom features a king-sized bed, ample storage space, and a large window for excellent lighting and ventilation. Moreover, there is an elevator accessible to all for reaching the apartment.



FLOOR PLAN

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

ATRIUM HEIGHTS

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RENTAL COMPARABLES

Average rent per month around Atrium Heights

- Within 1 mile

£2,148.22

ACCOMMODATION SCHEDULE

BEDROOMS	NO. OF BEDROOM	NO. OF BATHROOM	ACTUAL RENT PER MONTH
Flat 11	1	1.00	£1,950.00
		TOTAL	£1,950.00

YIELD CALCULATION

YIELD CALCULATION		Remarks
A	Rental value for 12 months	£23,400.00
B	Running costs for 12 months	£2,340.00
C	Property Sales Value	£440,000.00
	GROSS RENTAL YIELD	5.32%
		Rental value / Property sales value
	NET RENTAL YIELD	4.79%
		Rental value - Running costs / Property sales value



LONG ACRE

GREENWICH, UNITED KINGDOM, SE28 0PA

SALES PRICE **£285,000**

TYPE APARTMENT FLAT

SIZE 56 SQM

PROPERTY INFORMATION

Currently leased out at **£1,650/month**

- Fully refurbished flat
- 1 x bedroom
- Tailor made and custom fit wardrobe
- 1 x Bathroom
- Full bath with bath tub and shower with sleek design and smooth finishes
- Separate Reception/Dining Room and Kitchen
- State of the art kitchen with stone worktop
- Built-in bespoke kitchen cabinets
- Wifi Ready
- Comes with Flat screen TV
- With dedicated parking
- EPC Rating of C

52 Long Acre House, Pettacre Close, Greenwich, London, SE28 0PA

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

LONG ACRE

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KITCHEN



DINING



LIVING ROOM



BEDROOM



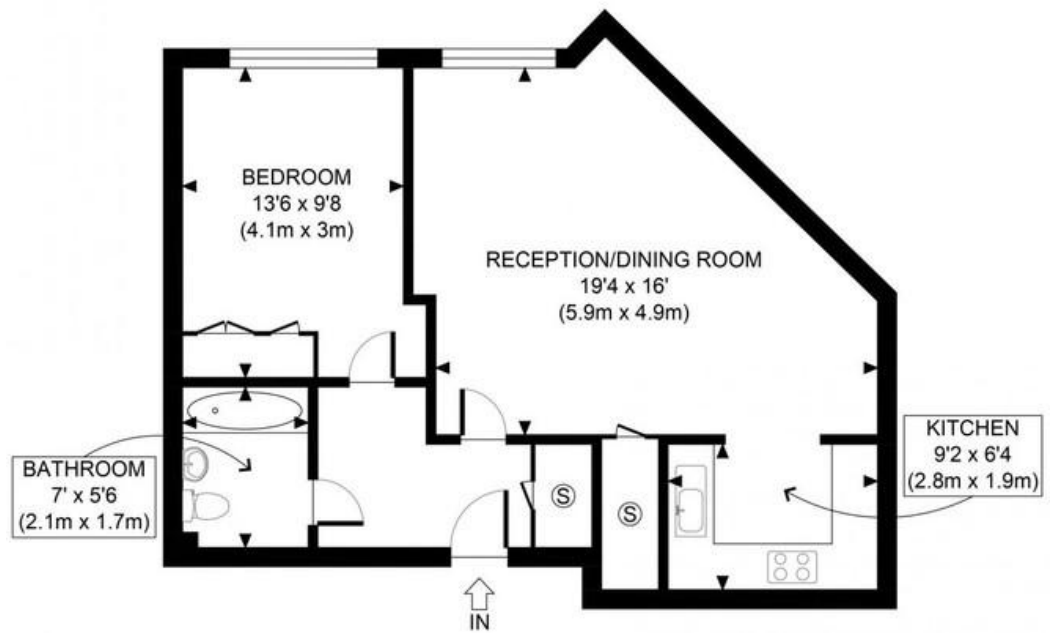
BATHROOM

UNIT OVERVIEW

Located at the entrance of the Royal Arsenal in Woolwich, this modern 1-bedroom apartment offers the perfect blend of comfort and convenience.

Just moments from the River Thames, this property features excellent transport connectivity, with Plumstead, Woolwich, and Woolwich Arsenal stations all within walking distance—making it a commuter's dream.

The Royal Arsenal in itself is a vibrant hub, featuring bars, restaurants, shops, and gyms, as well as essential services like a doctor's surgery, dentist, and nursery. Additionally, nearby supermarkets such as Sainsbury's and Tesco, along with other local amenities, ensure everything you need is right at your doorstep.



FLOOR PLAN

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

RENTAL COMPARABLES

Average rent per month around Long Acre:

- For 1 Bedroom Flat, Within 1 mile

£1,808.40

ACCOMMODATION SCHEDULE

BEDROOMS	NO. OF BEDROOM	NO. OF BATHROOM	ACTUAL RENT PER MONTH
Flat 52	1	1	£1,650.00
		TOTAL	£1,650.00

YIELD CALCULATION

YIELD CALCULATION			Remarks
A	Rental value for 12 months	£19,800.00	
B	Running costs for 12 months	£1,836.00	Actual Service charge and ground rent
C	Property Sales Value	£285,000.00	
	GROSS RENTAL YIELD	6.95%	Rental value / Property sales value
	NET RENTAL YIELD	6.30%	Rental value - Running costs / Property sales value



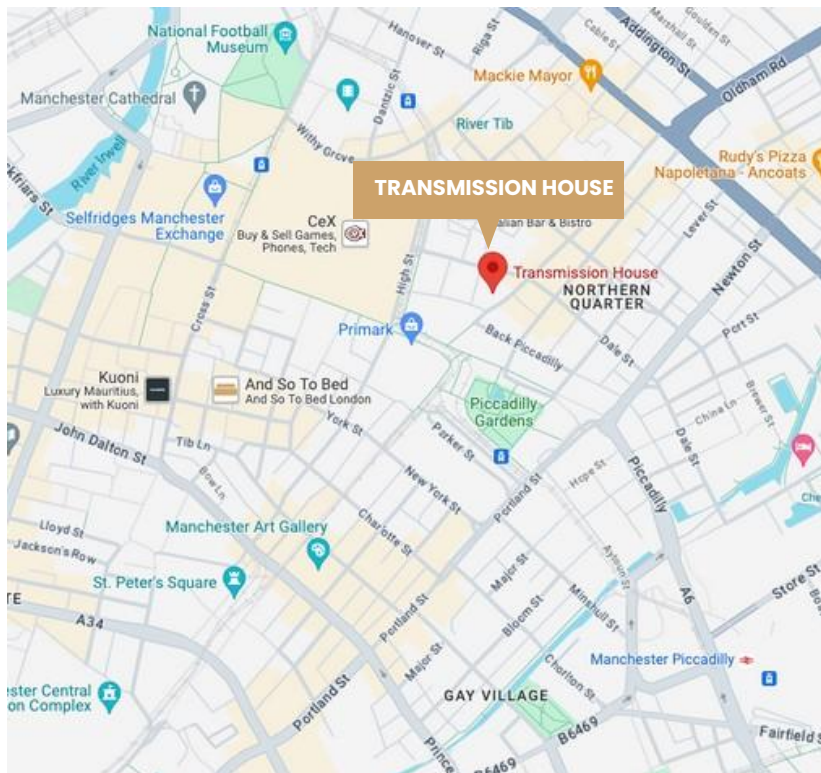
TRANSMISSION HOUSE

NORTHERN QUARTER, UNITED KINGDOM, M4 1AE

SALES PRICE **£250,000**

TYPE APARTMENT FLAT

SIZE 61 SQM



PROPERTY INFORMATION

Currently leased out at **£1,325/month**

- Mid floor, 2-bedroom flat
- 2 x bedrooms
- 2 x Bathrooms
- Full bath with bath tub and shower with sleek design and smooth finishes
- Open plan kitchen, dining, and living area
- State of the art kitchen with stone worktop
- Built-in bespoke kitchen cabinets
- Stunning rooftop garden
- Secure bike store
- Concierge service
- Internal shared courtyard
- EPC Rating of B

317 Transmission House, 11 Tibb Street, Northern Quarter, Manchester, M4 1AE

TRANSMISSION HOUSE

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LIVING ROOM



KITCHEN



BEDROOM



BEDROOM 2



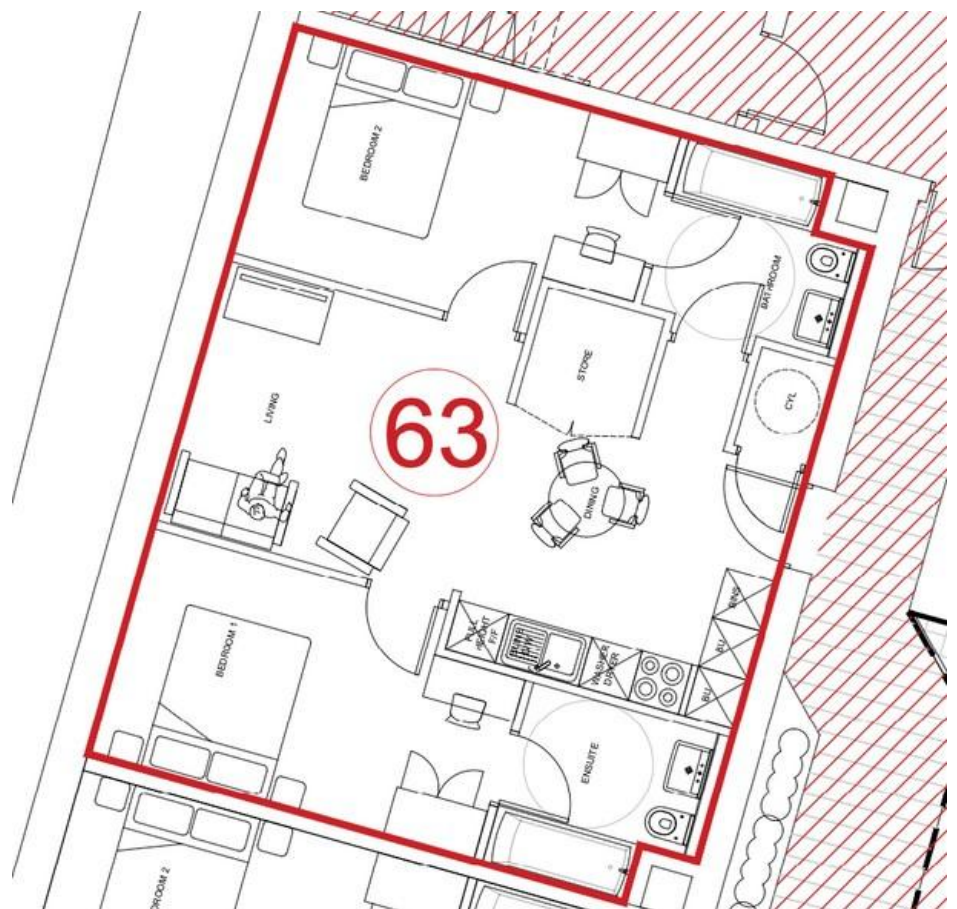
BATHROOM

UNIT OVERVIEW

This 2-bedroom flat in Transmission House is located mid floor, and is situated in the heart of Manchester's creative hub.

Situated on Tib Street, in the heart of the Northern Quarter, this spacious flat briefly comprises of an open plan living area, two large double bedrooms with a study and an en-suite bathroom equipped with shower over bath, fitted kitchen, and a storage utility room.

Transmission House also boasts an amazing communal roof top terrace offering incredible city centre views, a concierge service, dedicated cycle storage room, and private outdoor area for residents only. The property is just a one-minute walk from the Market Street and few minutes walk from Victoria and Piccadilly station.



FLOOR PLAN

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

TRANSMISSION HOUSE

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RENTAL COMPARABLES

Average rent per month around Transmission House:

- For 2 Bedroom Flats, Within 0.60 miles

£1,434.50

ACCOMMODATION SCHEDULE

BEDROOMS	NO. OF BEDROOM	NO. OF BATHROOM	ACTUAL RENT PER MONTH
Flat 317	2	2	£1,325.00
		TOTAL	£1,325.00

YIELD CALCULATION

YIELD CALCULATION			Remarks
A	Rental value for 12 months	£15,900.00	
B	Running costs for 12 months	£2,616.72	Actual Service charge and ground rent
C	Property Sales Value	£250,000.00	
	GROSS RENTAL YIELD	6.36%	Rental value / Property sales value
	NET RENTAL YIELD	5.31%	Rental value - Running costs / Property sales value



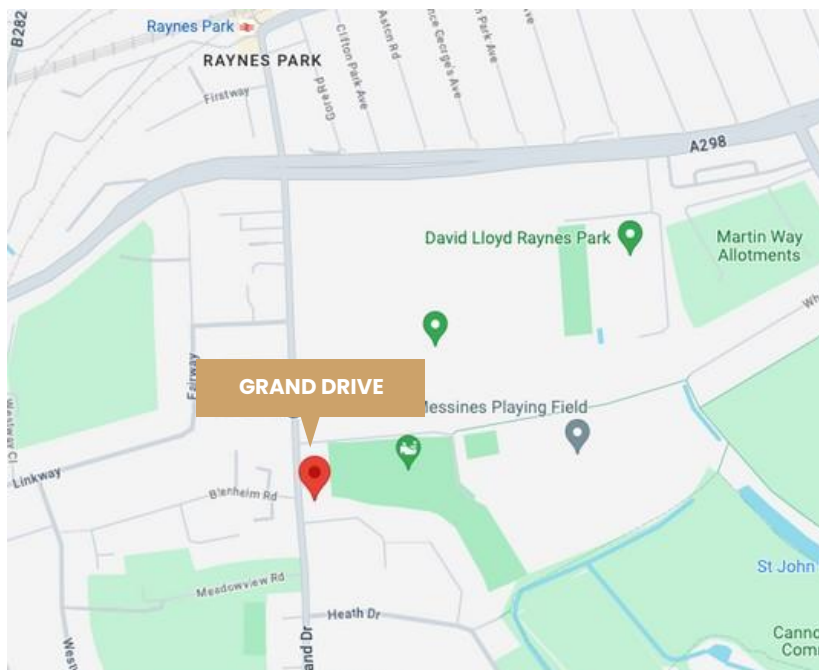
GRAND DRIVE

RAYNES PARK, UNITED KINGDOM, SW20 9DZ

SALES PRICE **£2,025,000**

TYPE **BLOCK OF FLATS**

SIZE **269.41 SQM**



Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £10,125), instead of 12.62% (valued at £255,500*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

PROPERTY INFORMATION

- 2x 3-bedroom flat, 1x 2-bedroom flat
- Tailor made and custom fit wardrobes, and designer and fitted furniture
- Open plan kitchen, dining, and living area
- State of the art kitchen with stone worktop
- Built-in bespoke kitchen cabinets
- Underfloor heating for the ground floor
- Combi boiler for centralised heating
- Dedicated Parking with Electric Vehicle Charging Point
- Bi-folding doors leading to landscaped garden with outbuilding
- Private amenity space
- Wifi Ready
- EPC rating of B (for Flats 1&3), and C (for Flat 2)

124 Grand Drive, Raynes Park, London, SW20 9DZ

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

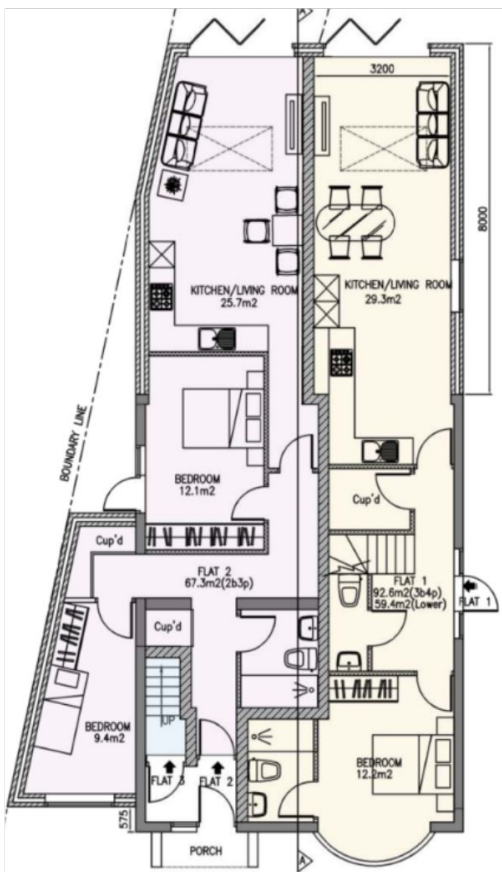
GRAND DRIVE

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UNIT OVERVIEW

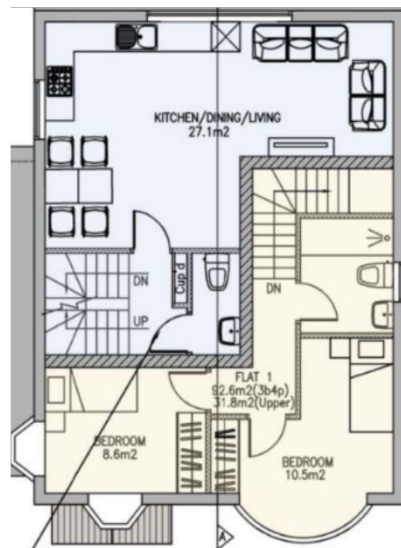
These three beautifully designed flats are perfectly situated in Raynes Park, offering a prime location near Wimbledon and Central London. With excellent transport links, including Raynes Park, Motspur Park, Wimbledon Chase, and South Merton stations nearby, you'll enjoy seamless connectivity to surrounding areas and beyond.

Raynes Park itself is a vibrant hub, neighbouring the Wimbledon Village, and features an array of restaurants, boutique shops, and cosy pubs right on your doorstep. The property also benefits from easy access to the A3 and is just a 10-minute drive from Centre Court, the iconic venue of the Wimbledon Championships.



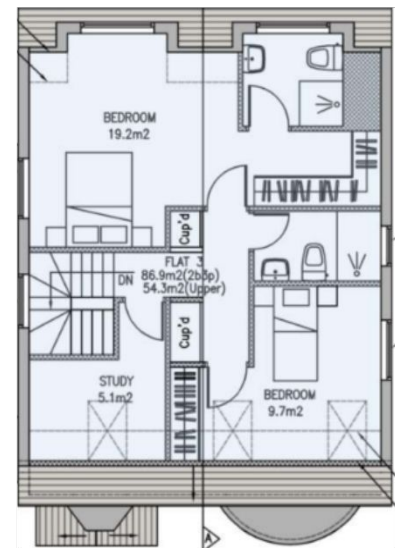
GROUND FLOOR PLAN

FLAT 1



FIRST FLOOR PLAN

FLAT 2



SECOND FLOOR PLAN

FLAT 3

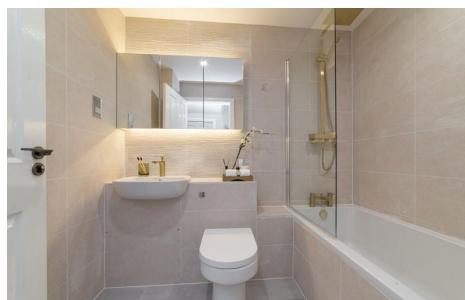
GRAND DRIVE

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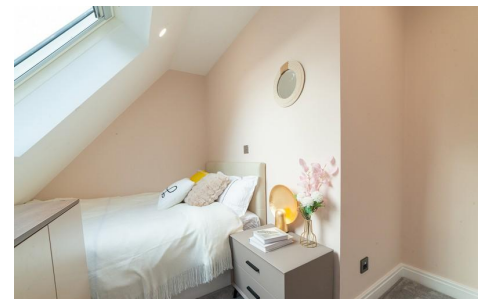
FLAT 1



FLAT 2



FLAT 3



For inquiries, call 020 4532 1185 or email information@cosyhauz.com

GRAND DRIVE

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RENTAL COMPARABLES

Average rent per month around Grand Drive

- For 3 Bedroom Flats, within 0.60 miles
- For 2 Bedroom Flats, within 1 mile

£3,033.33

£2,687.50

ACCOMMODATION SCHEDULE

FLAT	NO. OF BEDROOM	NO. OF BATHROOM	DESIGNATED PARKING	PRIVATE GARDEN	EST. RENT PER MONTH	ANNUAL RENT	PROPERTY SALES VALUE	NET YIELD
Flat 1	3	2	✓	✓	£3,450	£41,400	£715,000	5.79%
Flat 2	2	1	✓	✓	£3,050	£36,600	£625,000	5.86%
Flat 3	3	2	✓		£3,350	£40,200	£685,000	5.87%
				TOTAL	£9,850	£118,200	£2,025,000	5.84%

YIELD CALCULATION

YIELD CALCULATION FOR THE WHOLE PROPERTY			Remarks
A	Rental value for 12 months	£118,200.00	
B	Running costs for 12 months	£0.00	No charges since buyer will have share of freehold
C	Property Sales Value	£2,025,000.00	
	RENTAL YIELD	5.84%	Rental value / Property sales value

GRAND DRIVE

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FLAT 1

INTERNAL FLOOR AREA: 92.6 SQM

SALES PRICE:

£715,000

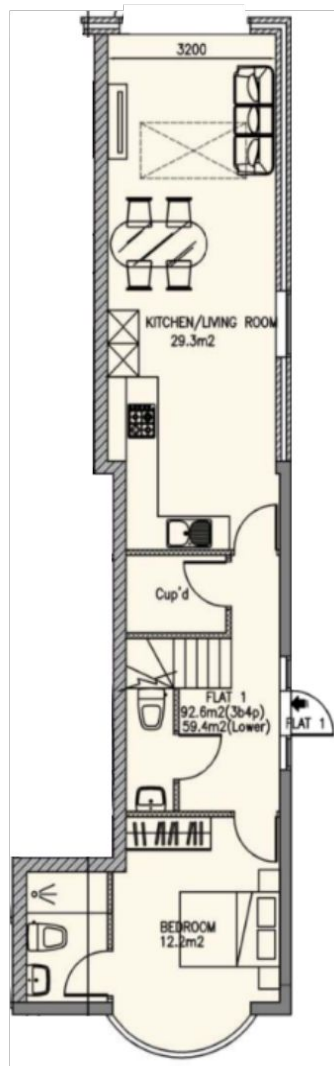
Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £3,575), instead of 8.25% (valued at £59,000*) based on the property's value.

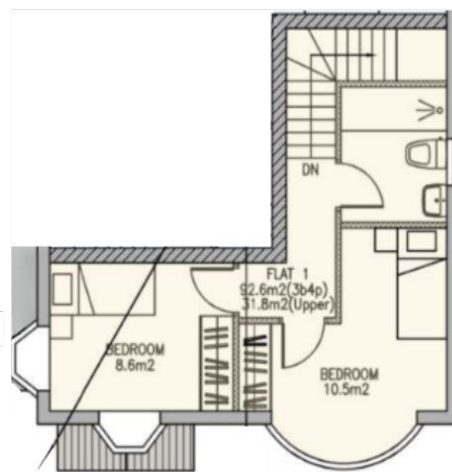
*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 3 Bedroom Flat
- Duplex flat across ground and first floor
- Underfloor heating
- Bi-folding doors leading to landscaped garden with outbuilding
- Private Amenity Space



GROUND FLOOR



FIRST FLOOR

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

GRAND DRIVE

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FLAT 2

INTERNAL FLOOR AREA: 67.3 SQM

SALES PRICE:

£625,000

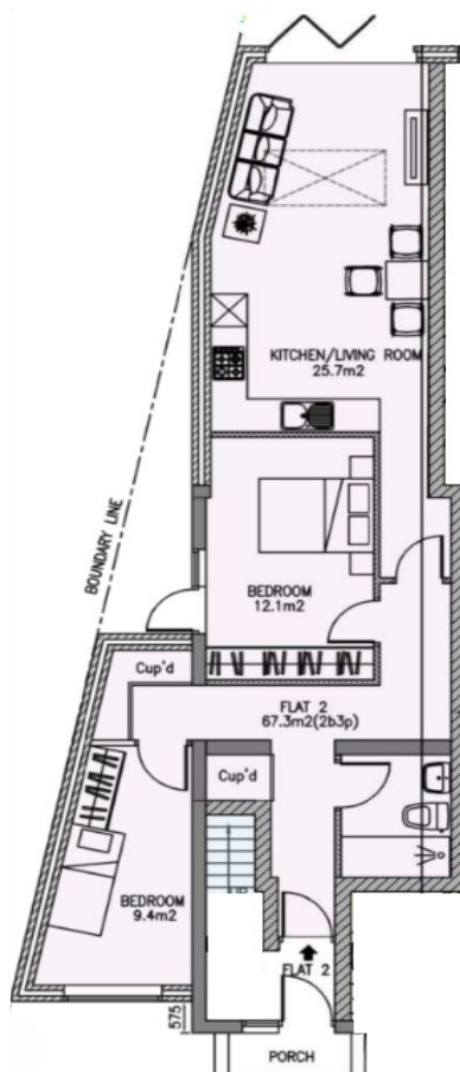
Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £3,125), instead of 8.00% (valued at £50,000*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 2 Bedroom Flat
- Underfloor heating
- Bi-folding doors leading to landscaped garden with outbuilding
- Private Amenity Space



GROUND FLOOR

GRAND DRIVE

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FLAT 3

INTERNAL FLOOR AREA: 90 SQM

SALES PRICE:

£685,000

Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £3,425), instead of 8.18% (valued at £56,000*) based on the property's value.

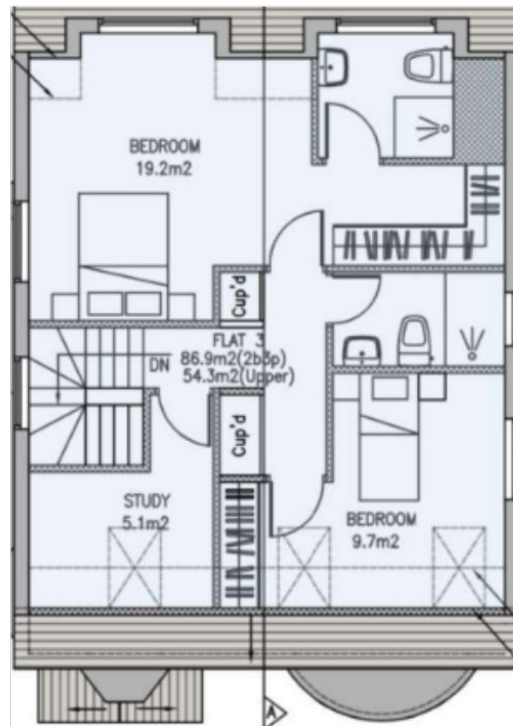
*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 3 Bedroom Flat
- Duplex flat across first and second floor



FIRST FLOOR



SECOND FLOOR

For inquiries, call 020 4532 1185 or email information@cosyhauz.com



DAVIDSON ROAD

CROYDON, UNITED KINGDOM, CR 0 6 DL

SALES PRICE

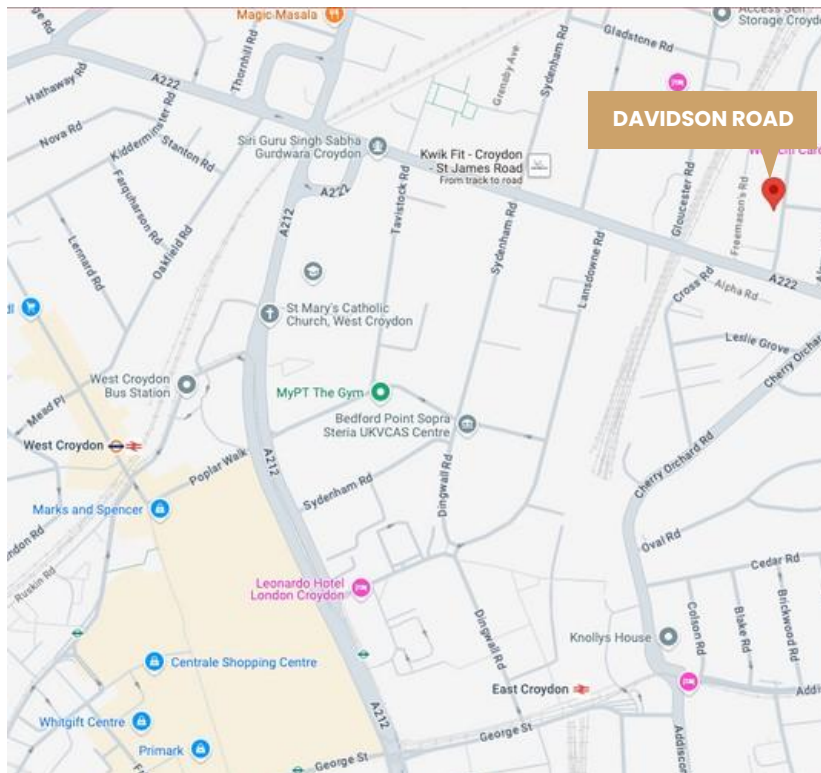
£770,000

TYPE

HMO

SIZE

136 SQM



PROPERTY INFORMATION

Currently leased out at **£4,471/month**

(Leased to a company that covers utilities, council tax, and management fees, so rent is net.)

- 6 En-suite Rooms with sleek design and floor to ceiling height tile
- Tailor made and custom fit wardrobes
- Open plan kitchen, dining, and living area
- Dual facility kitchen with stone worktop, and built-in bespoke kitchen cabinets
- 30 KW System boiler with megaflow system to supply centralised heating
- Wifi Interlinked System
- Landscaped garden with patio and lawn
- Paved front garden
- EPC Rating of D
- Lease Term: 5
- **Period Covered: 2022-2027**
The current supported living provider (SLP) is keen to renew, and if not, we have alternative SLPs ready to lease this property. If not renewed, the SLP must restore the property to its original condition.
- **Yearly rent increase in line with CPI**
Personal Guarantee required from the SLP for financial security and commitment to tenancy

25 Davidson Road, Croydon, Greater London, England, CR0 6DL

DAVIDSON ROAD

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REAR GARDEN



KITCHEN/DINING



BEDROOM



BEDROOM 2

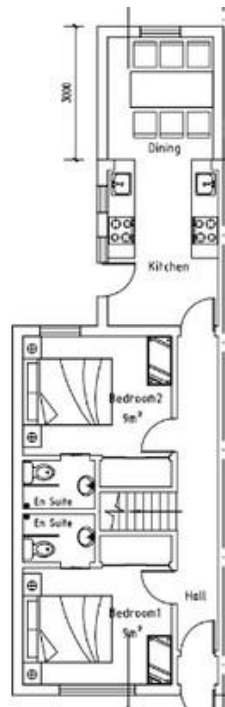


BATHROOM

UNIT OVERVIEW

This property in Davidson Road is centrally located for access to East and West Croydon Station, Box Park, Croydon High Street and a wide variety of bars, restaurants and shops. The amenities of South Croydon and Selhurst are also a short walk away. It has excellent schools locally which makes it an ideal choice for families and investors.

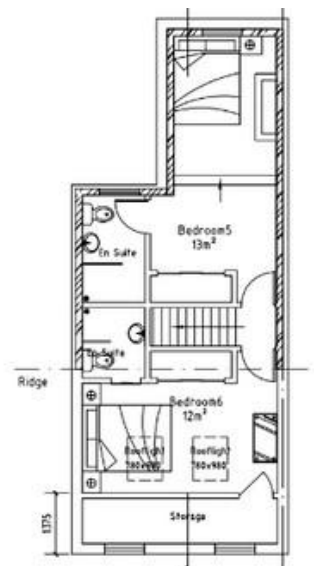
It is a 6 Bed All En-suite end-of-terraced HMO property that is fully licensed and compliant. This is an established HMO property that provides well-laid out, spacious accommodation. The property is fitted with a modern kitchen and high-quality furnishings throughout. To the rear of the property is the kitchen and dining that opens onto the garden. It is then finished with high-quality standards to give the feel of both luxury and comfort to our professionals.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT FLOOR PLAN

DAVIDSON ROAD

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RENTAL COMPARABLES

Average rent per month around Davidson Road:

- Within 0.50 miles, Inclusive of bills

£1,013.64

ACCOMMODATION SCHEDULE

BEDROOMS	BED SIZE	BATHROOM	ACTUAL NET RENT PER MONTH
Bedroom 1	Double	Ensuite	
Bedroom 2	Double	Ensuite	
Bedroom 3	Double	Ensuite	
Bedroom 4	Double	Ensuite	
Bedroom 5	Double	Ensuite	
Bedroom 6	Double	Ensuite	
		TOTAL	£4,471.00

YIELD CALCULATION

YIELD CALCULATION			Remarks
A	Rental value for 12 months	£53,652.00	Net rent - bills are paid by tenant
B	Running costs for 12 months	£1,011.60	Testing and Insurance
C	Property Sales Value	£760,000.00	
	GROSS RENTAL YIELD	7.06%	Rental value / Property sales value
	NET RENTAL YIELD	6.93%	Rental value - Running costs / Property sales value



WARREN ROAD

CROYDON, UNITED KINGDOM, CR0 6PF

SALES PRICE

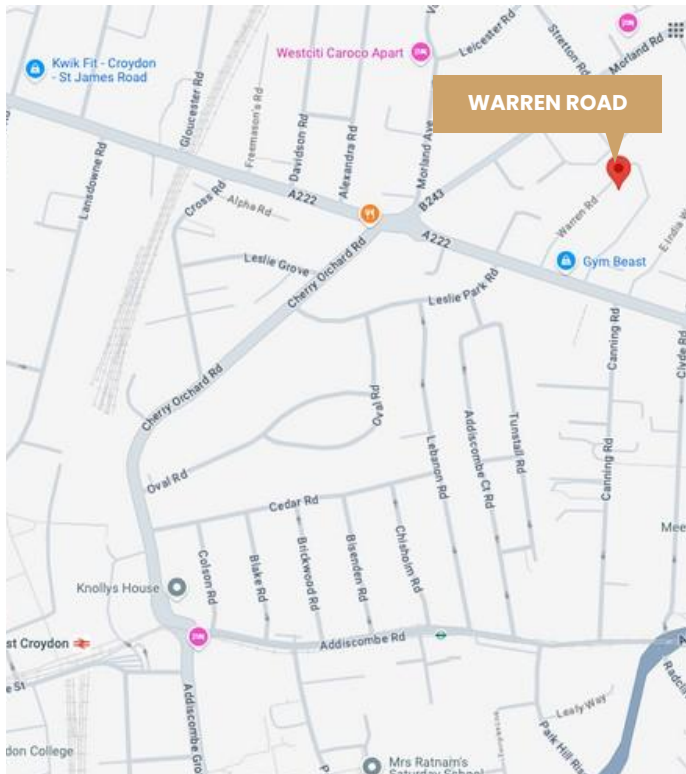
£980,000

TYPE

HMO

SIZE

180 SQM



PROPERTY INFORMATION

Currently leased out at **£6,050/month**

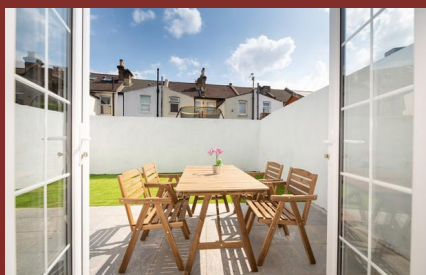
(Leased to a company that covers utilities, council tax, and management fees, so rent is net.)

- 8 x bedrooms, with tailor made and custom fit wardrobes, and living room can be used as additional bedroom
- 5 ensuite shower room and other tenants share 2 shower rooms
- En-suite rooms with sleek design and floor to ceiling height tiles
- Separate Reception/Dining Room and Kitchen
- 2 Kitchens, dual facility with stone worktop
- Built-in bespoke kitchen cabinets
- 30 KW System boiler with megaflo system to supply centralised heating
- Landscaped garden with patio and lawn
- Paved front garden
- Wifi Interlinked System
- EPC rating C
- Council tax band D
- Lease Term: 5
- **Period Covered: 2022-2028**
The current supported living provider (SLP) is keen to renew, and if not, we have alternative SLPs ready to lease this property. If not renewed, the SLP must restore the property to its original condition.
- **Yearly rent increase in line with CPI**
Personal Guarantee required from the SLP for financial security and commitment to tenancy

51 Warren Road, Croydon, Greater London, England, CR0 6PF

WARREN ROAD

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REAR GARDEN



KITCHEN/DINING



BEDROOM



BEDROOM 2



BATHROOM

UNIT OVERVIEW

This property in Warren Road is centrally located for access to East and West Croydon Station, Box Park, Croydon High Street and a wide variety of bars, restaurants and shops. The amenities of South Croydon and Selhurst are also a short walk away. With superb transport links, this makes it a highly desirable location for professionals and investors.

It is a high-standard large 8-bed professional HMO that is fully licensed and compliant, and designed specifically with our target HMO market in mind. It is finished with high-quality standards to give the feel of both luxury and comfort to our professionals - with mostly en-suite rooms, fully tiled bathrooms, fire doors, soundproof partition walls, interlinked smoke alarms, and dual cooking facilities. To the rear of the property is the living room that opens onto the garden.



WARREN ROAD

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RENTAL COMPARABLES

Average rent per month around Warren Road:

- Within 0.50 miles, Inclusive of bills

£1,013.64

ACCOMMODATION SCHEDULE

BEDROOMS	BED SIZE	BATHROOM	ACTUAL NET RENT PER MONTH
Bedroom 1	Double	Ensuite	
Bedroom 2	Double	Shared	
Bedroom 3	Double	Ensuite	
Bedroom 4	Double	Shared	
Bedroom 5	Double	Ensuite	
Bedroom 6	Double	Ensuite	
Bedroom 7	Double	Ensuite	
		TOTAL	£6,050.00

YIELD CALCULATION

YIELD CALCULATION			Remarks
A	Rental value for 12 months	£72,600.00	Net rent - bills are paid by tenant
B	Running costs for 12 months	£1,011.60	Testing and Insurance
C	Property Sales Value	£980,000.00	
	GROSS RENTAL YIELD	7.41%	Rental value / Property sales value
	NET RENTAL YIELD	7.30%	Rental value - Running costs / Property sales value



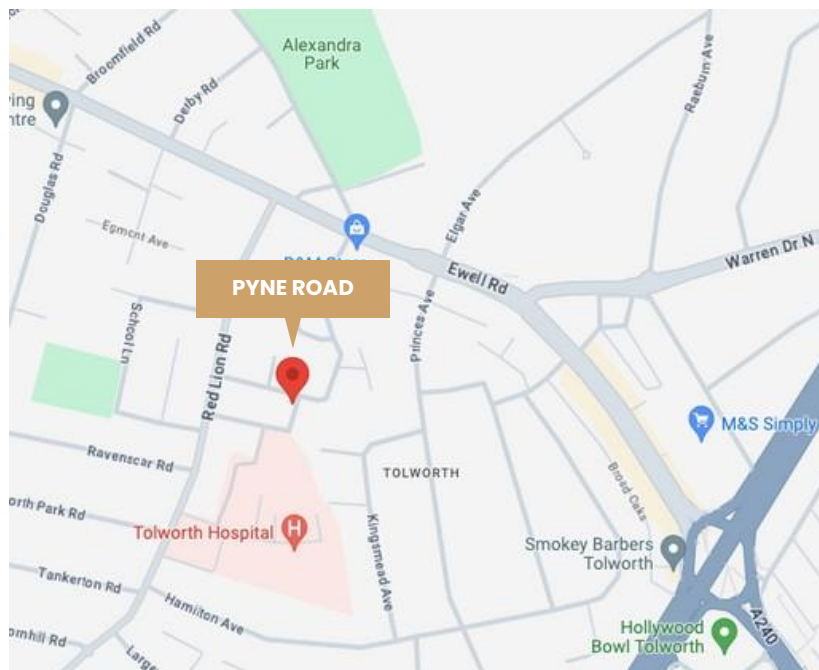
PYNE ROAD

TOLWORTH, UNITED KINGDOM, KT6 7BN

SALES PRICE **£775,000**

TYPE **HMO**

SIZE **125 SQM**



Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £3,875), instead of 8.39% (valued at £65,000*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

PROPERTY INFORMATION

Currently leased out at **£4,905/month**
(Leased to a company that covers utilities, council tax, and management fees, so rent is net.)

- 5 x bedrooms with tailor made and custom fit wardrobes
- 5 x bathrooms
- En-suite Rooms with sleek design and floor to ceiling height tiles
- Open plan kitchen, dining, and living area
- Dual facility kitchen with stone worktop
- Built-in bespoke kitchen cabinets
- 30 KW System boiler with megaflo system to supply centralised heating
- Bi-folding doors leading to landscaped garden
- Landscaped garden with patio and lawn
- Paved front garden
- Wifi Interlinked System
- With off-street parking
- EPC Rating of C
- **Leased with a supported living provider (SLP)**

Personal Guarantee required from the SLP for financial security and commitment to tenancy. If lease is not renewed, the SLP must restore the property to its original condition.

36 Pyne Road, Surbiton, KT6 7BN

PYNE ROAD

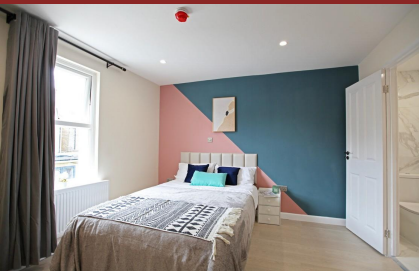
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KITCHEN



DINING AREA



BEDROOM



BEDROOM 2



BATHROOM

UNIT OVERVIEW

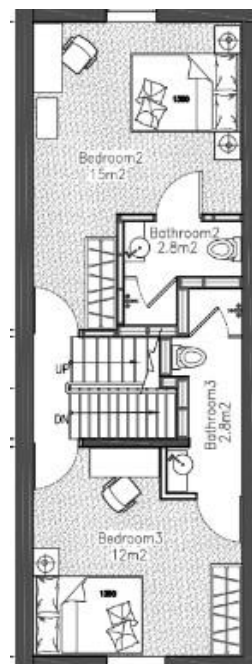
This property in Pyne Road is located centrally in Tolworth, Kingston, surrounded by a community of professionals.

Tolworth station, less than a mile away, provides convenient access to main roads like the A240. Within a short distance of less than half a mile, you'll find an array of amenities including restaurants, shops, and hospitals. For added convenience, off-street parking is also available if you're arriving by car.

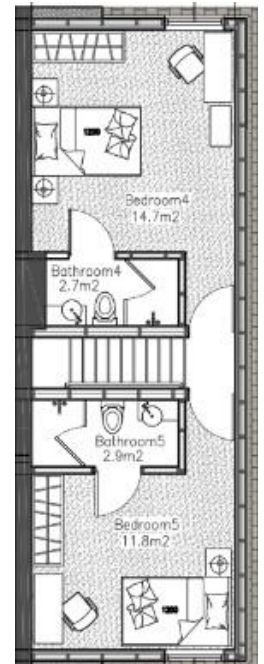
The property is now a luxurious 5-bedroom all-ensuite House of Multiple Occupation (HMO), furnished with custom fitted furnitures and fixtures across all rooms, and fully equipped with essentials such as Wifi and off street parking.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

RENTAL COMPARABLES

Average rent per month around Pyne Road:

- Within 0.50 miles, Inclusive of bills

£1,005.00

ACCOMMODATION SCHEDULE

BEDROOMS	BED SIZE	BATHROOM	ACTUAL RENT PER MONTH
Bedroom 1	Double	Ensuite	
Bedroom 2	Double	Ensuite	
Bedroom 3	Double	Ensuite	
Bedroom 4	Double	Ensuite	
Bedroom 5	Double	Ensuite	
		TOTAL	£4,905.00

YIELD CALCULATION

YIELD CALCULATION			Remarks
A	Rental value for 12 months	£58,860.00	Net rent - bills and others are covered by the tenant
B	Running costs for 12 months	£780.00	Testing and insurance
C	Property Sales Value	£775,000.00	
	GROSS RENTAL YIELD	7.59%	Rental value / Property sales value
	NET RENTAL YIELD	7.49%	Rental value - Running costs / Property sales value



NORTHWAY

MORDEN, UNITED KINGDOM, SM4 4HF

SALES PRICE **£1,735,000**

TYPE **BLOCK OF FLATS**

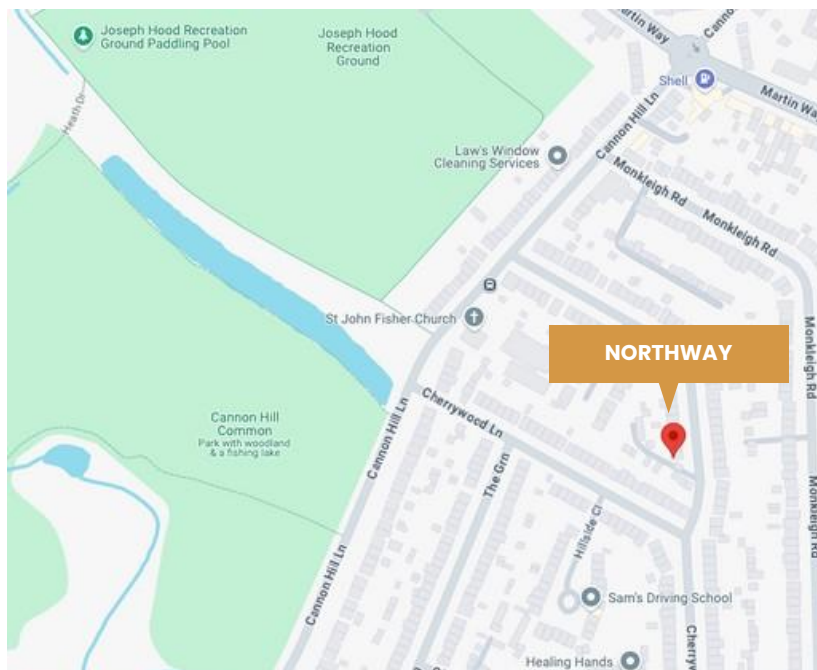
SIZE **289.83 SQM**

PROPERTY INFORMATION

Not currently leased out

- New build flats
- 1x 2-Bed Flat, 1x 3-Bed Flat, 2x 1-Bed Flat
- Open plan kitchen, dining, and living area
- State of the art kitchen with stone worktop and built-in bespoke kitchen cabinets
- Equipped with German brand kitchen appliances
- Combi boiler with centralised heating
- Tailor made and custom fit wardrobes, and designer & fitted furniture for bedrooms
- Solar panels installed on the roof
- Dedicated Parking with Electric Vehicle Charging point
- Wifi Ready
- With Cycle and Bin Storage
- EPC Rating of A for all flats

54 Northway, Morden, London, SM4 4HF



Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £8,675), instead of 11.88% (valued at £206,200*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

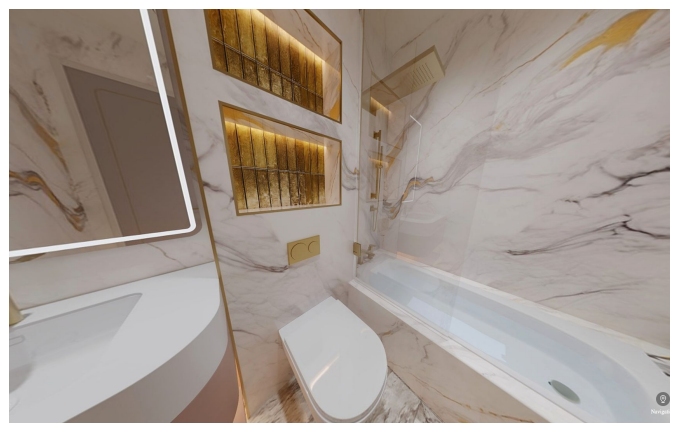
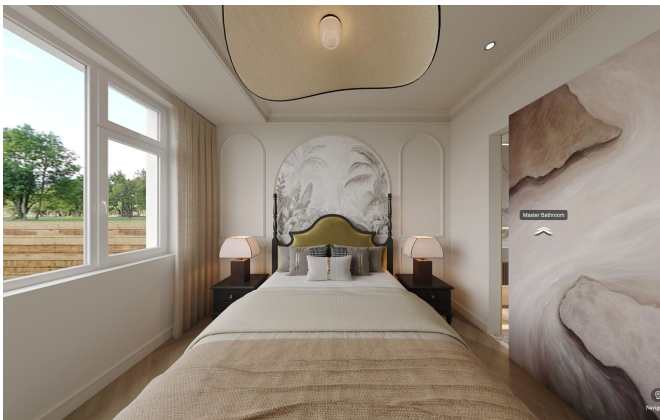
UNIT OVERVIEW

A new development of four thoughtfully-designed flats located on one of Morden's most sought-after roads, right on the edge of London SW20. The property enjoys excellent connectivity with South Merton train station and Morden Underground station both nearby. The vibrant town centres of Raynes Park and Morden, each offering an array of shops, restaurants, and amenities, are also just a short distance away.

Surrounded by green spaces, this property combines convenience with tranquillity. Enjoy stunning views of Cannon Hill Common from the property, with Morden Park and the National Trust's Morden Hall Park also close by—ideal for leisurely strolls and outdoor activities.



UNIT OVERVIEW



Get a preview of the finished flats by [clicking here](#)

Flat 2 of the Northway property is featured in the VR tour.

RENTAL COMPARABLES

Average rent per month around Northway

- For 3 Bedroom Flats, within 0.30 miles **£2,750.00**
- For 2 Bedroom Flats, within 1 mile **£2,175.00**
- For 1 Bedroom Flat within 0.80 miles **£1,690.00**

ACCOMMODATION SCHEDULE

FLAT	NO. OF BEDROOM	NO. OF BATHROOM	DESIGNATED PARKING	PRIVATE GARDEN	EST. RENT PER MONTH	EST. ANNUAL RENT	PROPERTY SALES VALUE	YIELD
Flat 1	2	2	✓	✓	£2,500	£30,000	£495,000	6.06%
Flat 2	3	2	✓	✓	£3,150	£37,800	£560,000	6.75%
Flat 3	1	1	✓		£1,950	£23,400	£315,000	7.43%
Flat 4	1 bedroom plus a study	1	✓		£2,150	£25,800	£365,000	7.07%
				TOTAL	£9,750	£117,000	£1,735,000	6.83%

YIELD CALCULATION

YIELD CALCULATION FOR THE WHOLE PROPERTY			Remarks
A	Rental value for 12 months	£117,000.00	
B	Running costs for 12 months	£0.00	No charges since buyer will have share of freehold
C	Property Sales Value	£1,735,000.00	
RENTAL YIELD		6.74%	Rental value / Property sales value

FLAT 1

INTERNAL FLOOR AREA: 76.84 SQM

SALES PRICE:

£495,000

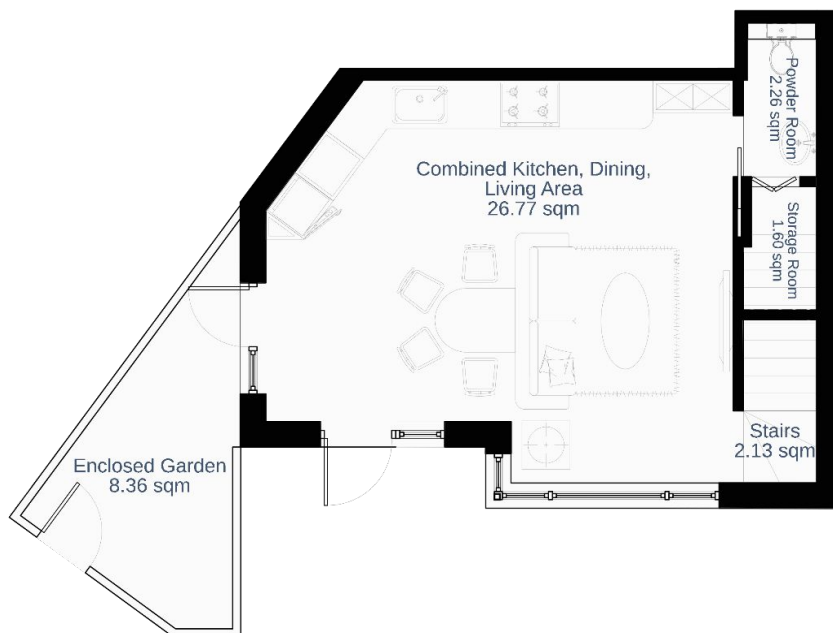
Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £2,475), instead of 7.47% (valued at £37,000*) based on the property's value.

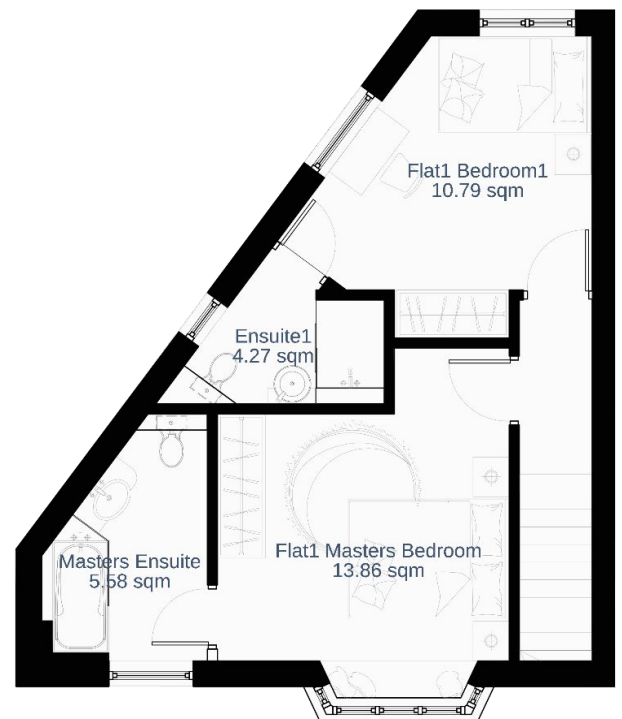
*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 2 Bedroom Flat
- En-suite Rooms with sleek design and floor to ceiling height tiles
- Underfloor Heating
- Access to private landscaped garden
- Paved front garden
- Private amenity space



GROUND FLOOR



FIRST FLOOR

FLAT 2

INTERNAL FLOOR AREA: 93.98 SQM

SALES PRICE:

£560,000

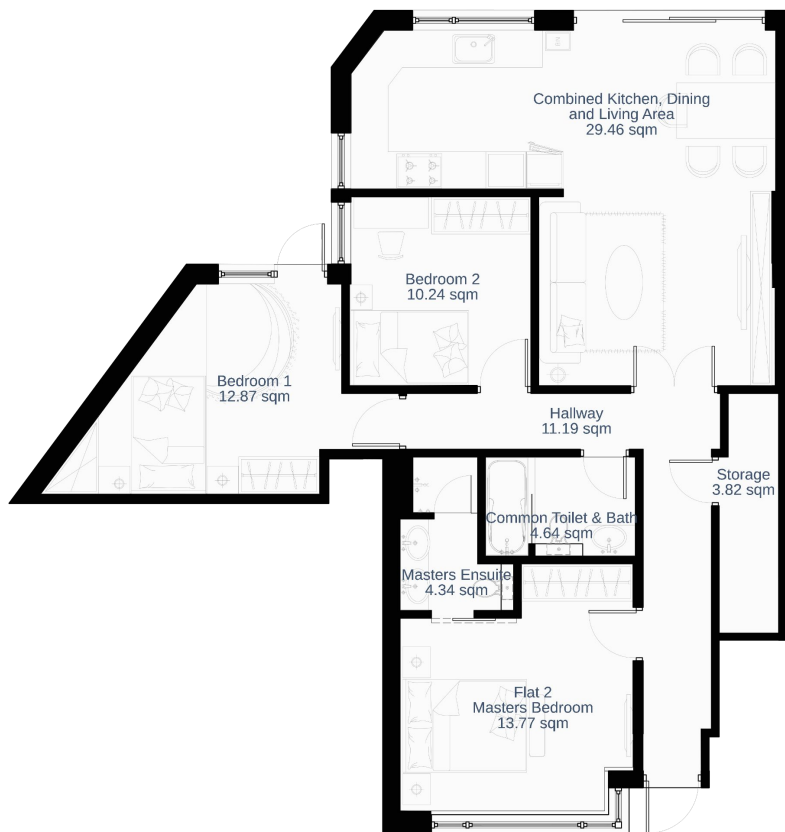
Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £2,800), instead of 7.77% (valued at £43,500*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 3 Bedroom Flat
- En-suite Rooms and Bathroom with sleek design and floor to ceiling height tiles
- Full bath with bath tub and shower with sleek design and smooth finishes
- Underfloor Heating
- Access to private landscaped garden
- Paved front garden
- Private amenity space



GROUND FLOOR

FLAT 3

INTERNAL FLOOR AREA: 40.19 SQM

SALES PRICE:

£315,000

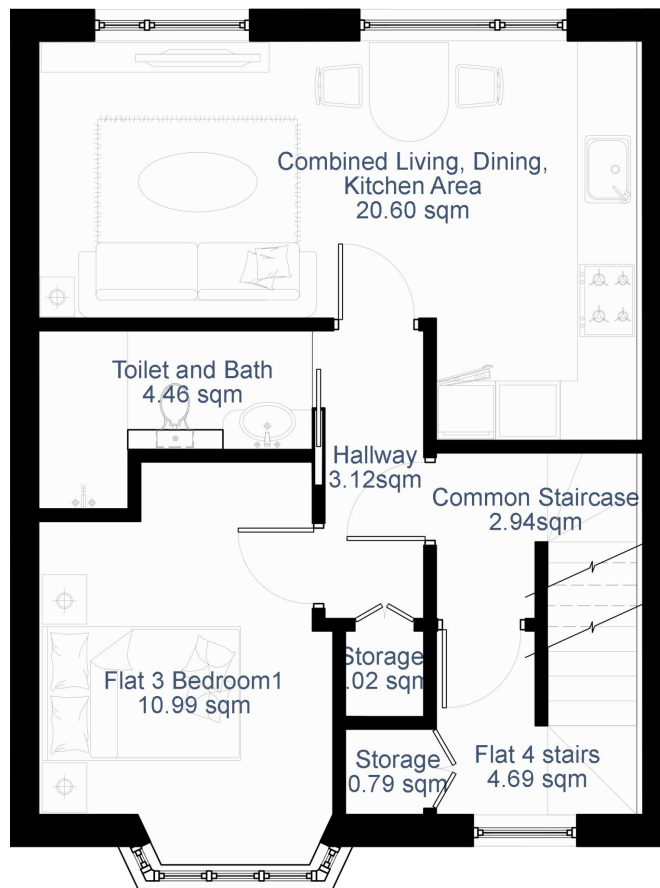
Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £1,575), instead of 6.03% (valued at £19,000*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 1 Bedroom Flat
- Bathroom – Full bath with bath tub and shower with sleek design and smooth finishes



FIRST FLOOR

FLAT 4

INTERNAL FLOOR AREA: 71.62 SQM

SALES PRICE:

£365,000

Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £1,825), instead of 7.26% (valued at £26,500*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 1 Bedroom Flat
- With large study that can be converted to a bedroom
- Bathroom - Full bath with bath tub and shower with sleek design and smooth finishes



SECOND FLOOR



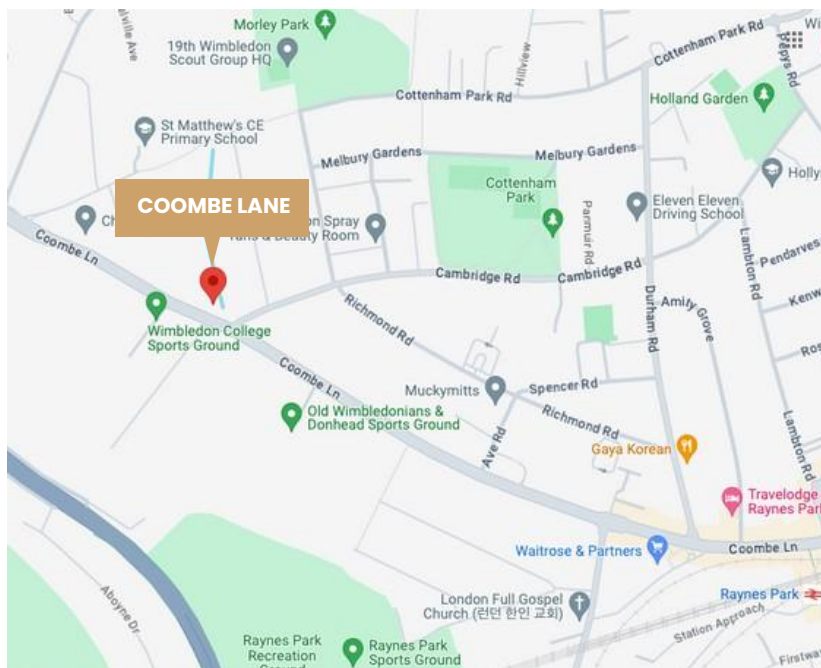
COOMBE LANE

WIMBLEDON, UNITED KINGDOM, SW20 0RW

SALES PRICE **£3,410,000**

TYPE **BLOCK OF FLATS**

SIZE **373.05 SQM**



Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £17,050), instead of 14.40% (valued at £490,950*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

PROPERTY INFORMATION

- New build flats
- 1x 3-Bed, 2x 2-Bed, 3x 1-Bed Flats
- Open plan kitchen, dining, and living area
- State of the art kitchen with stone worktop
- Built-in bespoke kitchen cabinets and German brand Kitchen appliances
- Air Source Heat Pump
- Tailor made and custom fit wardrobes
- Designer and fitted furniture
- Solar panels installed on the roof
- Dedicated Parking with Electric Vehicle Charging point
- Wifi Ready
- With Cycle and Bin Storage
- EPC rating of B for all flats

260 Coombe Lane, Wimbledon, London, SW20 0RW

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

COOMBE LANE

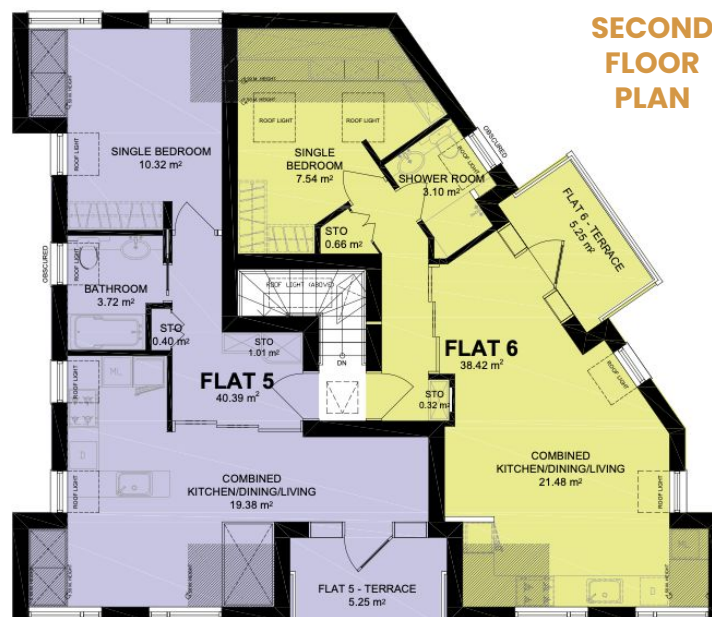
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UNIT OVERVIEW

This stunning development of six flats is situated in a prime location in West Wimbledon, minutes away from Raynes Park Station and Wimbledon village.

Raynes Park town centre comprises a variety of local shopping and entertainment facilities. A large Waitrose along with numerous cafés, bars and restaurants line Coombe lane, most of which are clustered around the station.

The location also benefits from a variety of amenities including both Wimbledon Common and Wimbledon Village. Wimbledon town centre is a short train journey, benefiting from a wealth of bars, cafés and restaurants along with the Centre Court Shopping centre.



For inquiries, call 020 4532 1185 or email information@cosyhauz.com

COOMBE LANE

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RENTAL COMPARABLES

Average rent per month around Coombe Lane for flats with varying conditions and age

- For 3 Bedroom Flats, within 1 mile **£3,170.00**
- For 2 Bedroom Flats, within 1 mile **£2,690.00**
- For 1 Bedroom Flats, within 1 mile **£1,725.00**

ACCOMMODATION SCHEDULE

FLAT	NO. OF BEDROOM	NO. OF BATHROOM	DESIGNATED PARKING	PRIVATE GARDEN	TERRACE / BALCONY	ESTIMATED RENT PER MONTH	ESTIMATED ANNUAL RENT	PROPERTY SALES VALUE	YIELD
Flat 1	2	2	✓	✓		£2,750.00	£33,000.00	£621,500.00	5.31%
Flat 2	3	2	✓	✓		£3,350.00	£40,200.00	£753,500.00	5.34%
Flat 3	1	1	✓		✓	£2,050.00	£24,600.00	£511,500.00	4.81%
Flat 4	2	2	✓		✓	£2,750.00	£33,000.00	£649,000.00	5.08%
Flat 5	1	1	✓		✓	£1,950.00	£23,400.00	£440,000.00	5.32%
Flat 6	1	1	✓		✓	£1,950.00	£23,400.00	£434,500.00	5.39%
				TOTAL		£14,800.00	£177,600.00	£3,410,000.00	5.21%

YIELD CALCULATION

YIELD CALCULATION FOR THE WHOLE PROPERTY			Remarks
A	Rental value for 12 months	£177,600.00	
B	Running costs for 12 months	£0.00	No charges since buyer will have share of freehold
C	Property Sales Value	£3,410,000.00	
RENTAL YIELD		5.21%	Rental value / Property sales value

COOMBE LANE

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FLAT 1

INTERNAL FLOOR AREA: 61.42 SQM

SALES PRICE:

£621,500

Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £3,107.50), instead of 7.99% (valued at £49,650*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 2 Bedroom Flat
- En-suite rooms and bathroom with sleek design and floor to ceiling height tiles
- Underfloor Heating
- Access to private garden



GROUND FLOOR

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

COOMBE LANE

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FLAT 2

INTERNAL FLOOR AREA: 78.58 SQM

SALES PRICE:

£753,500

Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £3,767.50), instead of 8.34% (valued at £62,850*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 3 Bedroom Flat
- En-suite rooms and bathroom with sleek design and floor to ceiling height tiles
- Underfloor Heating
- Access to private garden



For inquiries, call 020 4532 1185 or email information@cosyhauz.com

COOMBE LANE

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FLAT 3

INTERNAL FLOOR AREA: 47.59 SQM

SALES PRICE:

£511,500

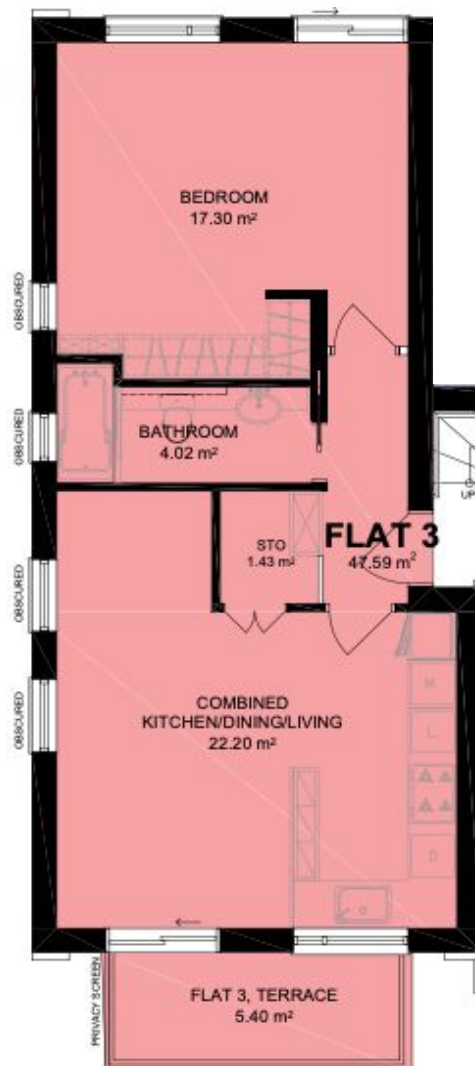
Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £2,557.50), instead of 7.56% (valued at £38,650*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 1 Bedroom Flat
- Full bath with bath tub and shower with sleek design and smooth finishes
- With private balcony for relaxation



FIRST FLOOR

For inquiries, call 020 4532 1185 or email information@cosyhauz.com

FLAT 4

INTERNAL FLOOR AREA: 67.35 SQM

SALES PRICE:

£649,000

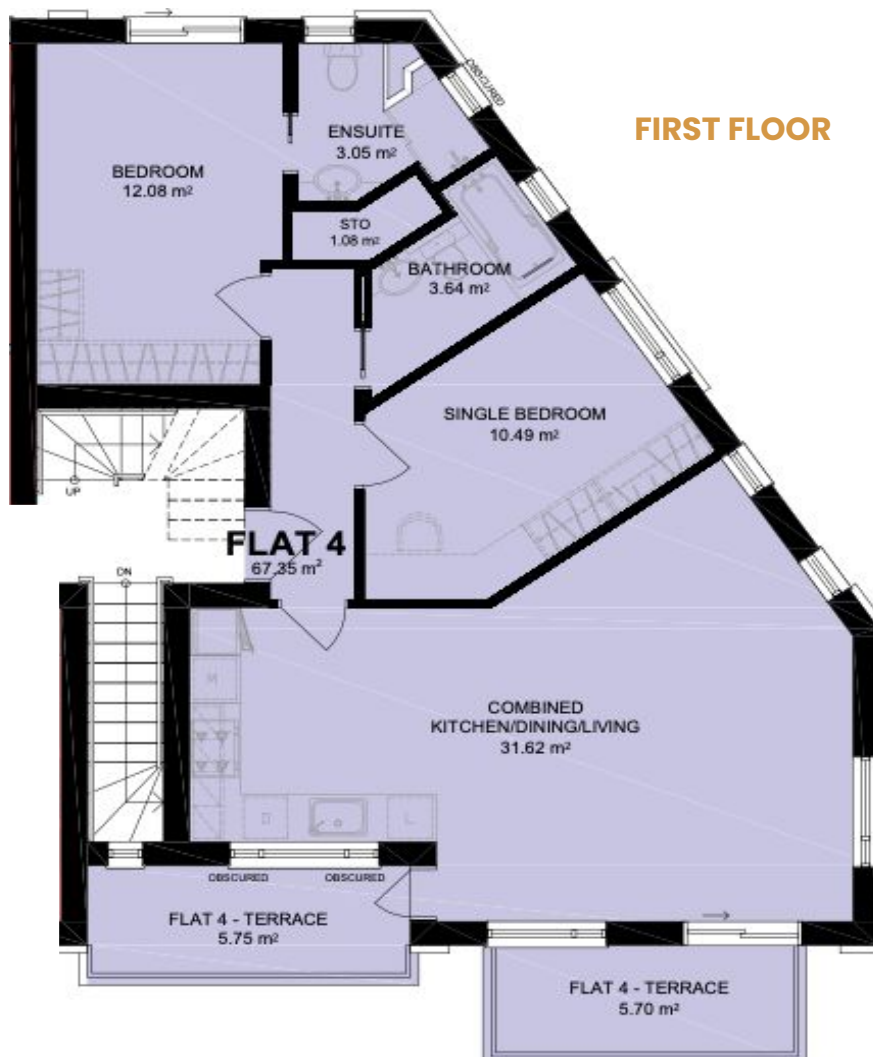
Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £3,245), instead of 8.07% (valued at £52,400*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 2 Bedroom Flat
- En-suite Rooms and Bathroom with sleek design and floor to ceiling height tiles
- With private balcony for relaxation



COOMBE LANE

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FLAT 5

INTERNAL FLOOR AREA: 40.39 SQM

SALES PRICE:

£440,000

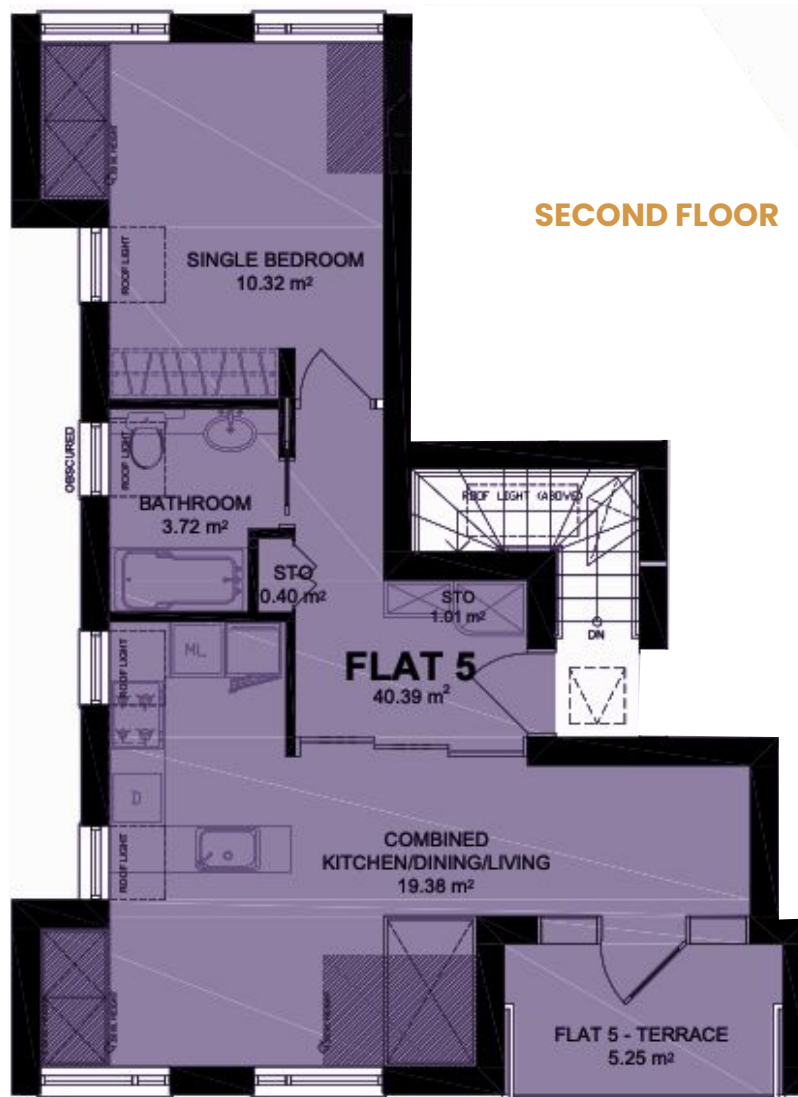
Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £2,200), instead of 7.16% (valued at £31,500*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 1 Bedroom Flat
- Full bath with bath tub and shower with sleek design and smooth finishes
- With private balcony for relaxation



For inquiries, call 020 4532 1185 or email information@cosyhauz.com

COOMBE LANE

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FLAT 6

INTERNAL FLOOR AREA: 38.42 SQM

SALES PRICE:

£434,500

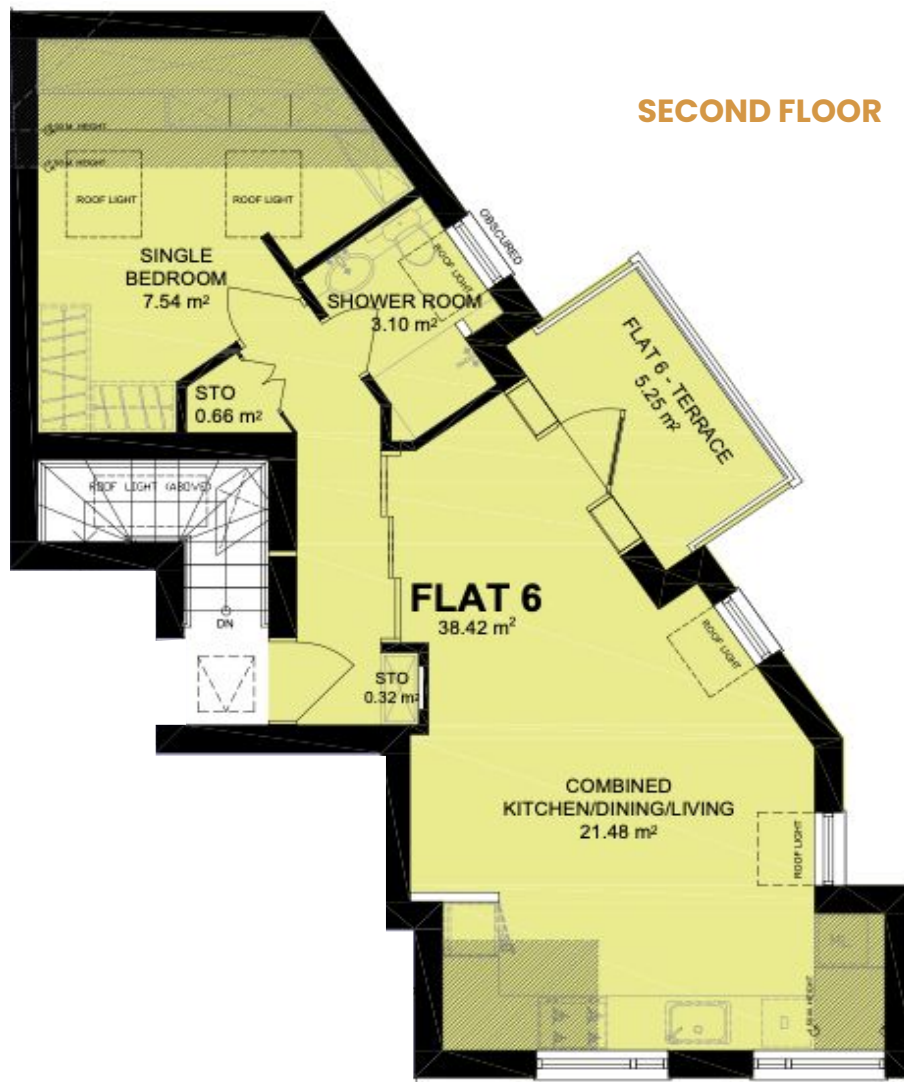
Share of Freehold

Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £2,172.50), instead of 7.12% (valued at £30,950*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

KEY FEATURES

- 1 Bedroom Flat
- Full bath with bath tub and shower with sleek design and smooth finishes
- With private balcony for relaxation



For inquiries, call 020 4532 1185 or email information@cosyhauz.com



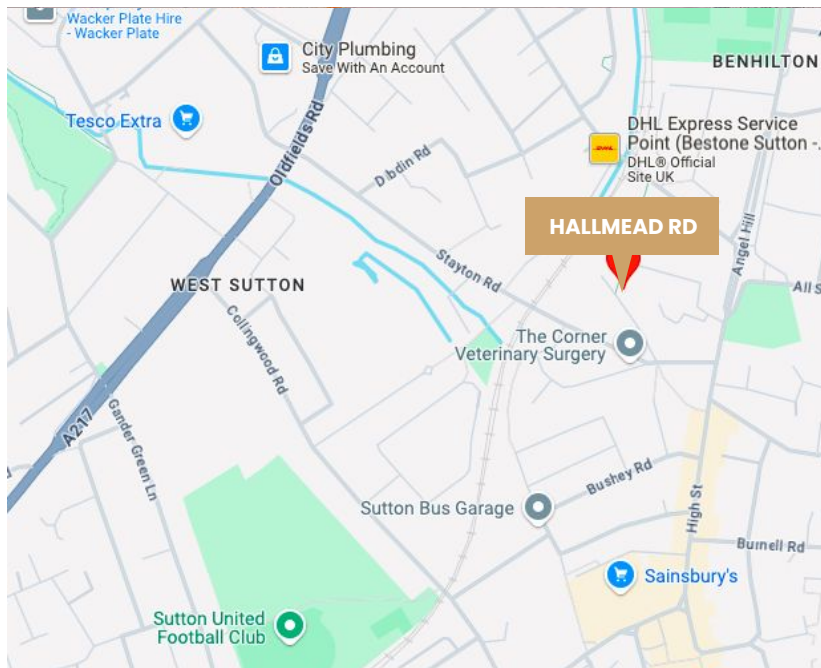
HALLMEAD ROAD

SUTTON, UNITED KINGDOM, SM1 1RD

SALES PRICE **£1,320,000**

TYPE **HMO**

SIZE **167.08 SQM**



Note: This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £6,600), instead of 10.55% (valued at £139,250*) based on the property's value.

*Computation until March 2025 only. There will be another increase in 01 April 2025

PROPERTY INFORMATION

Not currently leased out

- 9 Bedrooms with tailor made and custom fit wardrobes
- 9 Bathrooms
- En-suite Rooms and Bathroom with sleek design and floor to ceiling height tiles
- Open plan kitchen, dining, and living area
- State of the art kitchen with stone worktop
- Dual facility kitchen with stone worktop
- 30 KW System boiler with megaflo system to supply centralised heating
- Off-street Parking with Electric Vehicle Charging point
- Landscaped garden with patio and lawn
- Wifi Interlinked System
- EPC rating of B
- **To be leased with a supported living provider (SLP)**
Already have SLPs interested in leasing the property. Personal Guarantee required from the SLP for financial security and commitment to tenancy. If lease is not renewed, the SLP must restore the property to its original condition.

48 Hallmead Rd, Sutton SM1 1RD, UK

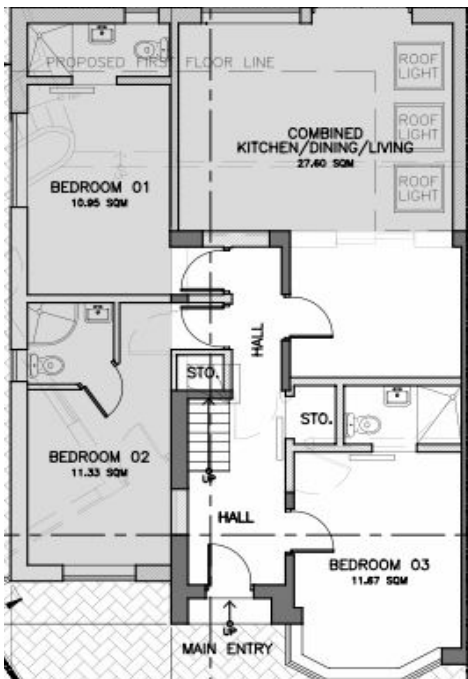
HALLMEAD ROAD

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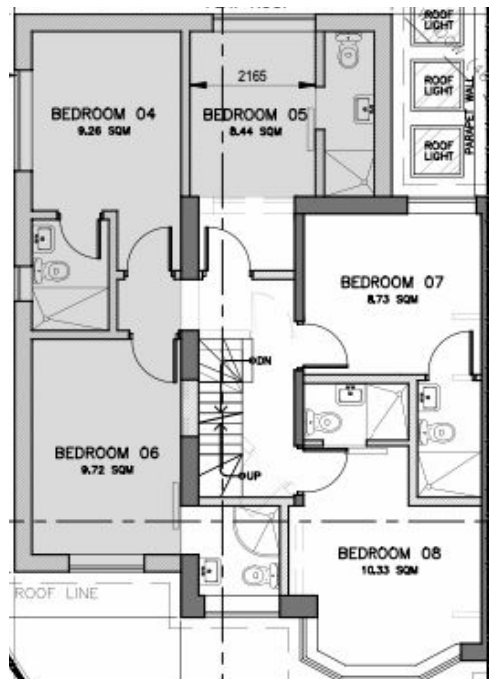
UNIT OVERVIEW

This property at Hallmead Road is located just 150 metres from the Sutton Town Centre and benefits from excellent transport links such as the South Wimbledon, Colliers Wood, and Morden Road stations, making it an ideal home for modern living, be it for families or professionals.

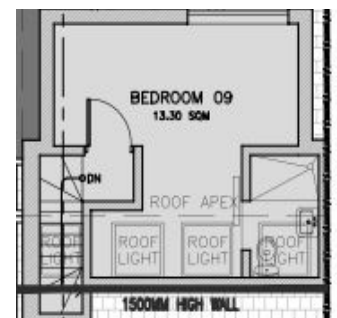
It will soon be a 9-bedroom House of Multiple Occupation (HMO) that will be furnished with custom fitted furnitures and fixtures across all rooms, and fully equipped with essentials such as Wifi, off street parking with EV charging point, and centralised heating.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

HALLMEAD ROAD

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RENTAL COMPARABLES

Average rent per month around Hallmead Road:

- Within 0.20 miles, Inclusive of bills

£1,053.13

ACCOMMODATION SCHEDULE

BEDROOMS	BED SIZE	BATHROOM	ESTIMATED RENT IF WILL BE RENTED TO SLP
Bedroom 1	Double	Ensuite	£950.00
Bedroom 2	Double	Ensuite	£950.00
Bedroom 3	Single	Ensuite	£900.00
Bedroom 4	Single	Ensuite	£900.00
Bedroom 5	Single	Ensuite	£900.00
Bedroom 6	Single	Ensuite	£900.00
Bedroom 7	Single	Ensuite	£900.00
Bedroom 8	Double	Ensuite	£950.00
Bedroom 9	Double	Ensuite	£950.00
		TOTAL	£8,300.00

YIELD CALCULATION

YIELD CALCULATION			Remarks
A	Rental value for 12 months	£99,600.00	Net rent - bills are paid by tenant (SLP)
B	Running costs for 12 months	£1,176.00	Testing and Insurance - estimated
C	Property Sales Value	£1,320,000.00	
GROSS RENTAL YIELD		7.55%	Rental value / Property sales value
NET RENTAL YIELD		7.46%	Rental value - Running costs / Property sales value

PORTFOLIO BROCHURE

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ABOUT COSY HAUZ

BUILDING BETTER HOMES AND BETTER RETURNS



OUR VISION

To become a progressively profitable property developer with consistent and cost-effective growth, that embraces the organisation's core values, adheres to the overall culture and ethos of the organisation, and constantly manages and reviews our risk profile to deliver demonstrably better homes and better returns for our people and our investors.

OUR MISSION

to continuously strive for excellence in our relentless pursuit of creating high-quality, fresh, stylish, and comfortable homes for young professionals, students, families, and supported living providers.



Managing risk is a top priority for us, as evidenced by our meticulous maintenance of a comprehensive risk register.



Despite challenging market conditions and the pandemic in 2020, a £21M property portfolio has been built with over 60% revenue growth year on year.



We have improved the value of our investments ranging from 100% - 200% per property through swift renovations, refurbishments, and extensions on derelict properties.



Our company has implemented effective cost management strategies resulting in a 50% CIR and a 55% LTV ratio.



Our Rental portfolio generates a substantial passive income that covers 70% of the overall cost overhead.



Our highly skilled team in the Philippines and London allow us to have a successful and cost-effective operating model.