

— WOKING · SURREY · FOR SALE

Live in it. Let it. *Or both.*

*A design-led two-bedroom
penthouse with a 4.25-metre lounge
ceiling, letting at £54,000 a year.
Vacant from September 2026.*

ASKING PRICE

£625,000

GROSS YIELD

8.6%

PARKING

2 spaces

1,169 sq ft · 2 beds · 2 baths · 2 receptions



A rare loft-style penthouse with a **4.25-metre lounge ceiling** and proven corporate rental demand.

28_{min}

Direct rail to **London Waterloo**.
London lifestyle, without London prices.

• THE SPACE

A building that **remembers** what it used to be.

Set across two storeys around a four-metre, double-height lounge, joined by a steel-and-glass spiral staircase that turns through the brickwork like a sculpture you live inside.

1,169 square feet. Industrial pendants and warehouse brick where they belong; soft fabrics, antique mirrors and gilded frames where they don't.

ACCOMMODATION

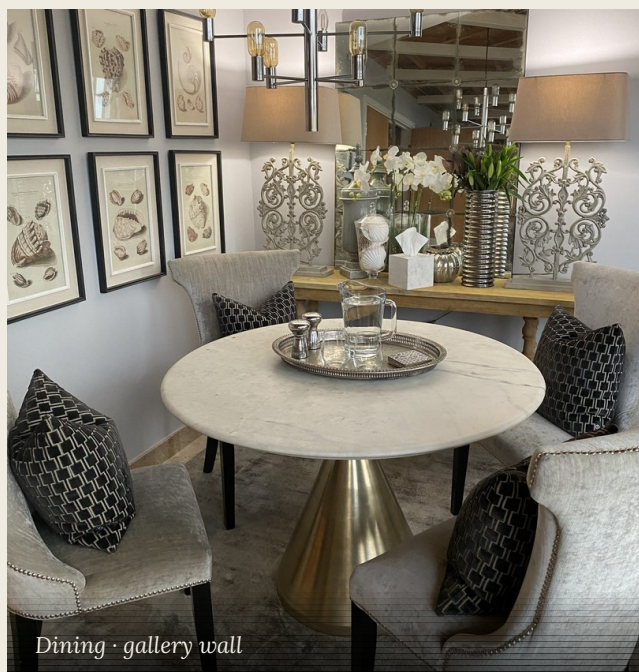
- Two bedrooms
- Two bathrooms
- Two receptions
- Open island kitchen
- Mezzanine study
- Private balcony
- **Two parking spaces**
- Lift to every floor



The lounge at dusk · 4.25 m ceiling



Kitchen · marble island



Dining · gallery wall

• THE ROOMS

Every room. *One mood.*

Photographed in available daylight and warm interior light, without staging or stylists. Two receptions, two bedrooms, two bathrooms, a mezzanine study and a private balcony.



Principal bedroom



Second bedroom



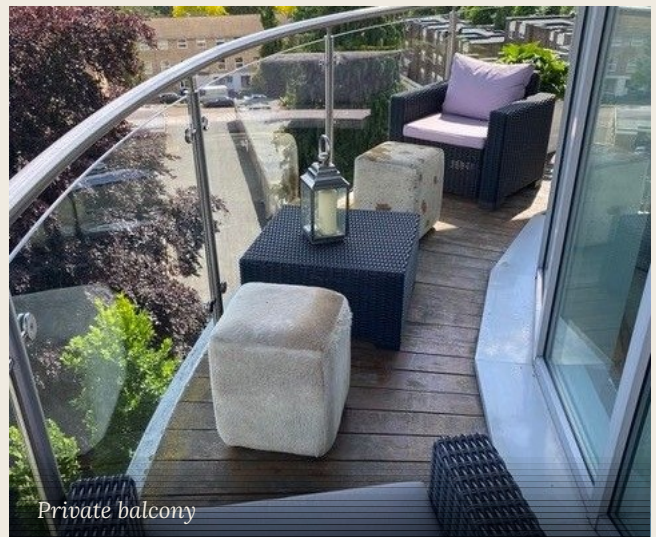
Bathroom · bath & separate shower



Entrance hall · marble floors



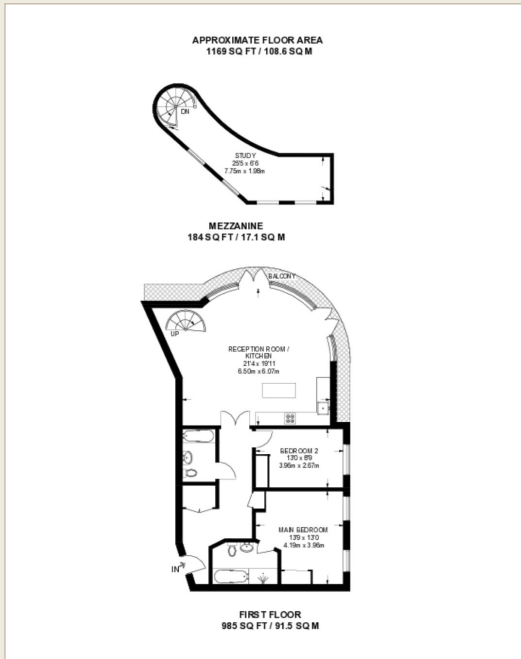
Mezzanine study · 25 ft



Private balcony

• FLOOR PLAN

1,169 sq ft *across two floors.*



Reception / kitchen	21'4 × 19'11
Main bedroom	13'9 × 13'0
Bedroom two	13'0 × 8'9
Mezzanine study	25'5 × 6'6
First floor	985 sq ft
Mezzanine	184 sq ft

TOTAL FLOOR AREA **1,169 sq ft · 108.6 sq m**

Plus private balcony, two bathrooms and entrance hall. Dimensions approximate and for guidance only.

28 min

Woking to London Waterloo
by direct rail

Lift

Lift access to every floor,
step-free

2 spaces

Secure gated underground
parking

Park

Woking Park & town centre
on foot

• THE NUMBERS

Proven income. *Vacant possession.*

ASKING PRICE £625,000 Leasehold	FLOOR AREA 1,169 sq ft Two floors	PRICE PER SQ FT £535 On asking	PARKING 2 spaces Gated underground
LETTING RATE £4,500 pcm Furnished, cleaned weekly	SERVICE CHARGE £6,500 pa Per annum	GROSS YIELD 8.6% At £4,500 pcm	VACANT FROM Sep 2026 Move-in ready

Viewings strictly *by appointment.*

Direct from owner · no agency · no chain

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