



# RICHMOND



PRESENTATION ON 14 FEB 2023  
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FOUNDER OF LONDON RICHMOND





# WELCOME

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# INTRODUCTION

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London Richmond is a Real Estate Investment and Development Company  
focusing on Residential Real Estate in London

Our Strategy is to Purchase, Extend & Refurbish Properties in London

Properties are then Sold for Good Profits or Rented on High Yields

The Owners been Purchasing Real Estate in London since 1998.



**LONDON**



**RICHMOND**

# *Case Study*

## *77 Dorothy Road*

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Battersea, London SW11 2JJ

**PURCHASE PRICE: £1.5M**

**REFURBISHMENT: £500K**

**VALUATION: £3.0M**

**PROFIT: £1.0M**





## Key property details

- Four luxury apartments with high-end finishes and design-led interiors throughout
- Close proximity to Clapham Junction mainline rail and London Overground station
- Plenty of local bus routes offering easy access into Clapham, Nine Elms and Chelsea
- 4 bedroom house with a commercial unit converted into 4 flats
- Purchased for £1.5m and refurbished for £500,000
- Valuation of £3m

[See the Completed Project Here](#)

# *Case Study*

## *82 Buckingham Road*

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Harlesden, London Nw10 4RL

**PURCHASE PRICE: £630,000**

**REFURBISHMENT: £150,000**

**VALUATION: £945,000**

**PROFIT: £165,000**



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### Key property details

- Property was converted into a stunning 4 bedroom property with a high quality
- loft conversion
- Excellent transport links from Willesden Junction into central London within 15-minutes
- Highest price ever achieved on this road due to the exceptional quality of the refurbishment
- Purchased for £630,000
- Works completed in 8 weeks for £150,000
- Property sold for £945,000

[See the Completed Project Here](#)



# *Case Study*

## *21 Springfield Road*

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Wimbledon, London SW19 7AL

PURCHASE PRICE: £1.3M

REFURBISHMENT: £600K

VALUATION: £3.0M

PROFIT: £1.1M



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### Key property details

- Well-located to shops, cafes and bars of Wimbledon Village
- Close proximity to the green spaces of Putney Heath and Richmond Park, as well as the famous 'All England Lawn Tennis & Croquet Club'
- Accessible via the A3 and the A24, which also provide good road connections into central London and Surrey
- Purchased 30% BMV for £1,300,000
- Will be refurbished and extended from 2,129 sq ft to 3500 sq ft
- Completed valuation of £3,000,000

# TOP 25 DEALS



**£300,000  
TARGET**

## LONDON RICHMOND: TOP 25 DEALS

Ref	Property Address	Year	Cost*	Price/Valuation**	Gross Profit
1	Springfield Road, Wimbledon SW19 7AL	2022	£1,900,000	£3,000,000	£1,100,000
2	Grovehurst Road, Sittngbourne, ME10 2RB	2016	£390,000	£1,200,000	£810,000
3	Lyne Crescent, Walthamstow, E17 5HY	2005	£321,000	£900,000	£579,000
4	Palace Grove, BR1 3HB	2011	£390,000	£927,000	£537,000
5	Shrewsbury Road, Forest Gate, E7 8AL	2013	£250,000	£600,000	£350,000
6	Abbots Road, E14 0NF	2008	£250,000	£600,000	£350,000
7	Queenstown Road, Battersea SW8 4LP	2022	£800,000	£1,150,000	£350,000
8	Dorothy Road, Battersea, SW11 2JJ (A)	2022	£550,000	£850,000	£300,000
9	Morton Road, SM4 6EF (A)	2023	£665,000	£950,000	£285,000
10	Morton Road, SM4 6EF (B)	2023	£515,000	£800,000	£285,000
11	London Road, Gravesend, Kent, DA11 9LZ	2017	£95,000	£350,000	£255,000
12	52 Ramshaw Drive, Chelmsford, Essex, CM2 6UB	2020	£525,000	£775,000	£250,000
13	Dorothy Road, Battersea, SW11 2JJ (B)	2022	£500,000	£750,000	£250,000
14	Dorothy Road, Battersea, SW11 2JJ (C)	2022	£500,000	£750,000	£250,000
15	Dorothy Road, Battersea, SW11 2JJ (D)	2022	£450,000	£650,000	£200,000
16	Thorney Hedge Road, W4 5SB	2022	£925,000	£1,100,000	£175,000
17	Carrington Road, SL1 3RH	2017	£140,000	£310,000	£170,000
18	Salisbury Road, Chatham, ME4 5NW	2018	£125,000	£292,000	£167,000
19	Buckingham Road, NW10 4RL	2022	£780,000	£945,000	£165,000
20	Hayday Road, E16 4AS	2022	£125,000	£272,000	£147,000
21	Slade Green Road, DA8 2JE	2022	£170,000	£310,000	£140,000
22	Culloden Close, SE16 3JH	2017	£280,000	£412,500	£132,500
23	Mimms Hall Road, Potters Bar, EN6 3EH	2021	£603,000	£725,000	£122,000
24	Grove Park Gardens, W4 3RY	2022	£325,000	£425,000	£100,000
25	Ripon Road, N9 7RE	2016	£210,000	£310,000	£100,000

\*Purchase Price plus refurbishment

\*\*Valuation at 1 January 2023

# Stock Exchange Listing

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- Company listed on MERJ stock exchange in January 2023
- Company Valuation of £63,000,000
- Latest financial accounts show a £2,000,000 gross profit
- Profit estimated to reach £10,000,000 by 2027
- Company projected valuation of £200,000,000 by 2027

[See The Listing Here](#)



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# Investment Products

## *INCOME 10%*

**INTEREST**

10.00% PER ANNUM

**PAYMENT**

QUARTERLY

**BONUS**

1% FOR 250,000+

**SEMINAR BONUS**

1% FOR APPLICATIONS  
IN FEBRUARY 2023

## *GROWTH 12%*

**INTEREST**

12.00% PER ANNUM

**PAYMENT**

36% ON MATURITY

**BONUS**

1% FOR 250,000+

**SEMINAR BONUS**

1% FOR APPLICATIONS  
IN FEBRUARY 2023

# Interest Examples

Investment Amount	Quarterly Payments 2.5% Per Quarter		Maturity Payments 12% Per Annum	
£30,000	Gross Interest paid each Quarter	£750		
	Total Interest Over 3 Years	£9,000	Total Interest Over 3 Years	£10,800
£50,000	Gross Interest paid each Quarter	£1,250		
	Total Interest Over 3 Years	£15,000	Total Interest Over 3 Years	£18,000
£100,000	Gross Interest paid each Quarter	£2,500		
	Total Interest Over 3 Years	£30,000	Total Interest Over 3 Years	£36,000
£500,000	Gross Interest paid each Quarter	£12,500		
	Total Interest Over 3 Years	£150,000	Total Interest Over 3 Years	£180,000

# Security Trustee

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- Bluewater Capital are the Security Trustee for this investment
- Bluewater take a fixed legal charge over the properties purchased
- In the event of default, Bluewater will act for investors
- They can liquidate the business and return the investments





# Summary

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London is the Number 1 Real Estate Market in the World

The Directors have over 25 Years Experience in this market

We target properties with £300,000 Profit in them

The investments offer 10%-12% returns with a 1% seminar bonus

Our company made £2m profit in 2022 and is continuing to grow

We are listed on the stock exchange with a value of £63.3m

Investments come with a high level of security

Now is the time to  
Invest in London!



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