

For Sale

Currell

Residential Investment Portfolio

63 Cheyneys Avenue, Edgware, HA8 6SD

65 Cheyneys Avenue, Edgware, HA8 6SD

53 Winstre Road, Borehamwood, WD6 5DR



Winstre Road



Cheyneys Avenue

Summary

- Three individual residential dwellings
- High-yielding investment opportunity
- All income producing - subject to short-term tenancies
- Of interest to developers and investors
- Highly sought after residential areas with great transport links



Location

53 Winstre Road, Borehamood, WD6 5DR

The house is within walking distance to the town centre and well placed for the areas wide array of shops, schools, amenities (library, swimming pool and cinema etc). Elstree & Borehamwood train station is a 20 minute walk from the property and provides a rail link to St Pancras in just 21 minutes. Road links are via the M25 and A1 which are a short drive away.

63 & 65 Cheyneys Avenue, Edgware, HA8 6SD

Located in popular suburb in North West London and situated about 20 minutes from the city centre. The properties are in a highly sought after residential area, with excellent shopping and transport links nearby. Drivers can easily access the M25 & M1 and Canons Park Underground station is just a short walk away. The surrounding countryside provides residents with access to an abundance of leisure activities including golf courses, gyms and health centres.



Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely. 4. Value Added Tax - All rents, premiums, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.

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Pricing & Accommodation Schedule

PROPERTY	DESCRIPTION	ASKING PRICE	GROSS RENTAL PER MONTH	GROSS RENTAL PER ANNUM	TENANCY AGREEMENT
63 Cheyneys Avenue, Edgware, HA8 6SD	Freehold, Semi-detached House, 6 bedrooms (5 ensuite), additional bathroom, Communal kitchen. HMO licence.	£950,000	£6,700	£80,400	Each room has it's own tenancy - 12 months with a 6 month break clause. Tenancies range but most will complete around March-May 2018.
65 Cheyneys Avenue, Edgware, HA8 6SD	Freehold, Semi-detached House, 6 bedrooms (5 ensuite), additional bathroom, Communal kitchen. HMO Licence.	£950,000	£6,700	£80,400	Each room has it's own tenancy - 12 months with a 6 month break clause. Tenancies range but most will complete around March-May 2018.
53 Winstre Road, Borehamwood, Herts, WD6 5DR	Freehold, Semi-detached House. 6 bedrooms (all ensuite), communal Kitchen, communal dining area.	£850,000	£5,200	£62,400	Each room has it's own tenancy - 12 months with a 6 month break clause. Tenancies range but most will complete around March-May 2018.

Legal Costs

Each party to bear their own legal costs in this transaction.

Terms

Please see schedule for asking prices.

EPCs

63 Cheyneys Avenue - EPC rating D

65 Cheyneys Avenue - EPC rating D

53 Winstre Road - EPC rating E

Full EPCs available to review on request.

Viewings

Strictly by appointment with sole agents Currell Land & Investment.

Contact



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