

MODERN RESIDENTIAL 3 BED HOUSES FOR SALE TOGETHER OR SEPERATEY

All houses benefit from:

Approximately 4.5 years
NHBC warranties
remaining

Private gardens

Allocated parking
spaces

Approximately 883 sq ft
Gross Internal Area

All houses currently let
producing rental income
of £1,250 - £1,350 pcm

Close to local amenities

Nos. 3, 5, & 7 Hallowell Gardens,
Parchmore Road, Thornton Heath
CR7 8FJ

*CGI pre-development



Ground Floor

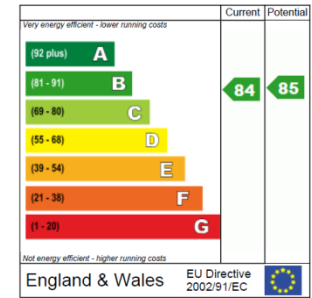
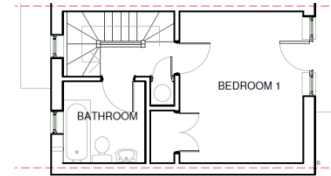
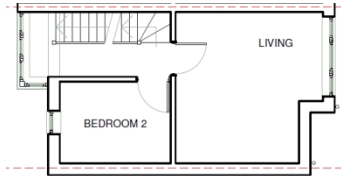
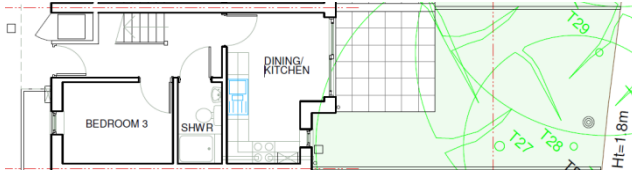
First Floor

Second Floor

EPC

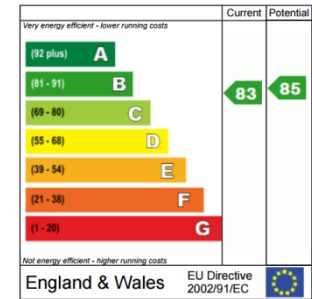
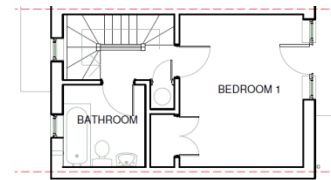
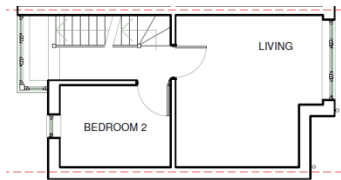
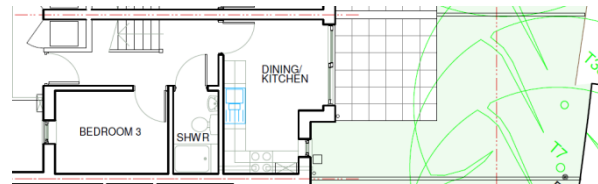
Full EPCs and Recommendation Reports available on request

No. 3



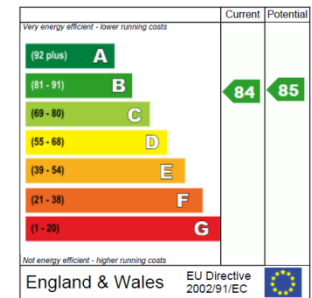
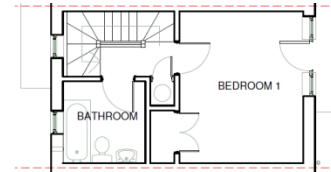
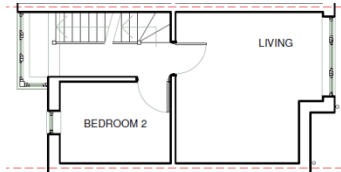
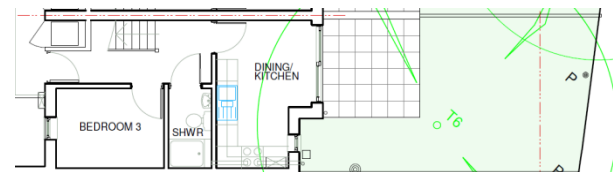
EPC Rating: B

No. 5



EPC Rating: B

No. 7



EPC Rating: B

*Floor plans not to scale

Description

ART are delighted to offer for sale three houses within this modern cul-de-sac development, completed in 2009.

The development is within easy walking distance of all local amenities including the 250 bus route passing along Parchmore Road, Thornton Heath Station and local retail on Thornton Heath High Street as well as the Tesco superstore on Brigstock Road.

Key Features

All of the houses are approximately the same size (883 sq. ft.).

- 3 Bedrooms
- Kitchen / Dining Room
- Living Room
- 2 Bathrooms
- Private Garden with decked area
- Demised Parking Space

Guide Prices

Tenancy Details

No. 3 - £280,000 Tenant currently paying a rent of £1,343.75 pcm

No. 5 - £280,000 Tenant currently paying a rent of £1,271.19 pcm

No. 7 - £280,000 Tenant currently paying a rent of £1,328.97 pcm

All three houses are currently let under separate ASTs. We understand all three tenants are currently holding over.

Contact: **Seb Norman**
Email: sebnorman@artsurveyors.co.uk
Direct Tel: 020 7034 3395

Contact: **George Brewster**
Email: georgebrewster@artsurveyors.co.uk
Direct Tel: 020 7034 3388

SUBJECT TO CONTRACT



Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

11 Welbeck Street, London W1G 9XZ
Tel: +44 (0)20 7486 1681
Fax: +44 (0)20 7486 4200
enquiries@artsurveyors.co.uk
www.artsurveyors.co.uk

