

FURNITURE

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RELOVED

OPENING HOURS
MONDAY - FRIDAY
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High Road Leytonstone, London, E11 4PB

Offers In The Region Of £250,000





High Road Leytonstone

London, E11 4PB

- Recently Refurbished
- Gas Central Heating
- Rental Income
- Lock-up Shop and Ground Floor Flat
- Walking distance to Leytonstone High Road Station
- 119 YEAR LEASE

INVESTMENT OPPORTUNITY

Sandra Davidson are proud to present an opportunity to acquire a leasehold property located within walking distance to Leytonstone Underground Station and Leytonstone High Road overground with immediate access to major road and motorway links (A406, A12,).

The property features a separate lock up commercial unit with A1 usage and a self contained ONE BEDROOM ground floor flat.

The property has recently undergone a refurbishment and features a prominent shop front location.

The property also offers off street parking to the rear in a service yard area.

COMBINED CURRENT RENTAL INCOME: £14,400 + £6,000 i.e £20,600 per Annum.



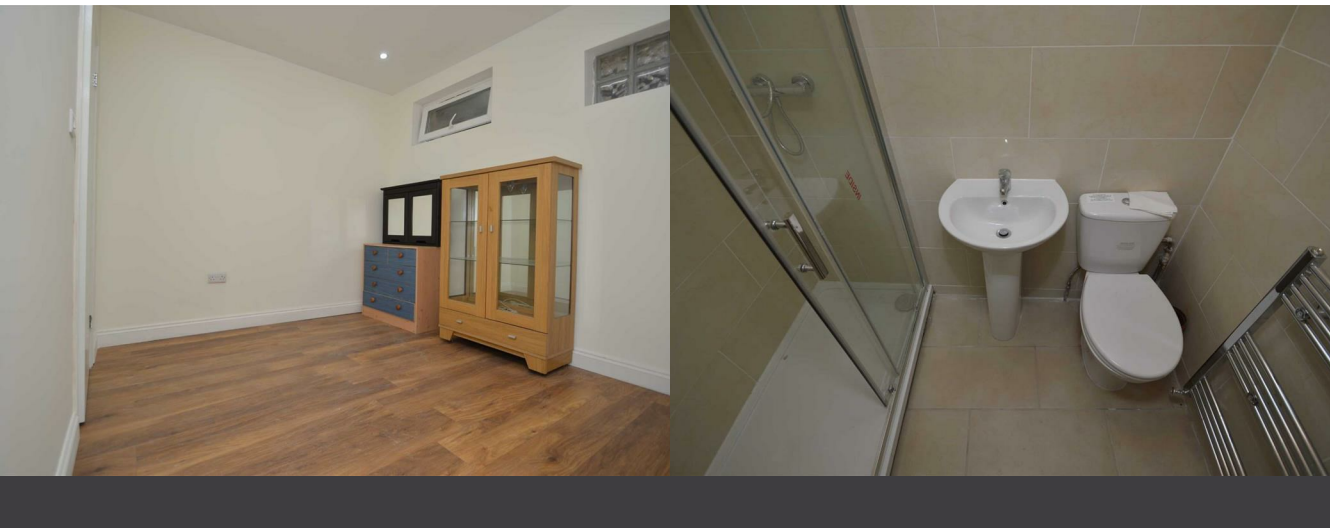
SHOP 12'10" max x 10'5" max (3.91 max x 3.17 max)
UPVC door to shop area with fitted carpet, radiator, power sockets, spotlights to ceiling, door to:

WC
Low level WC, hand wash basin, light

GROUND FLOOR FLAT
Via communal entrance hall with fitted carpet, light, metre cupboard, door to:

ENTRANCE
Via wooden door, wood flooring, understair storage, light, fuseboard.

LOUNGE AREA
11'11" max x 8'2" max (3.62 max x 2.5 max)
Wood flooring, spotlights inset to ceiling, radiator, opening to:-



KITCHEN AREA 10'8" x 4'11" (3.25 x 1.5)
Fitted wall and base units, work surface, one bowl sink with drainer unit, four ring gas hob with extractor hood above, spotlights inset to ceiling, clear glass block window to rear, wood flooring.

BEDROOM ONE 9'2" x 9'2" (2.8 x 2.8)
Clear glass block window to rear, double glazed window to rear, wood flooring, spotlights inset to ceiling, radiator, door to:-

EN SUITE SHOWER ROOM 6'3" x 3'8" (1.9 x 1.13)
Enclosed walk-in shower cubicle, low level WC, pedestal hand wash basin, chrome plated heated towel rail, tiled walls and flooring, extractor fan.

Floor Plans



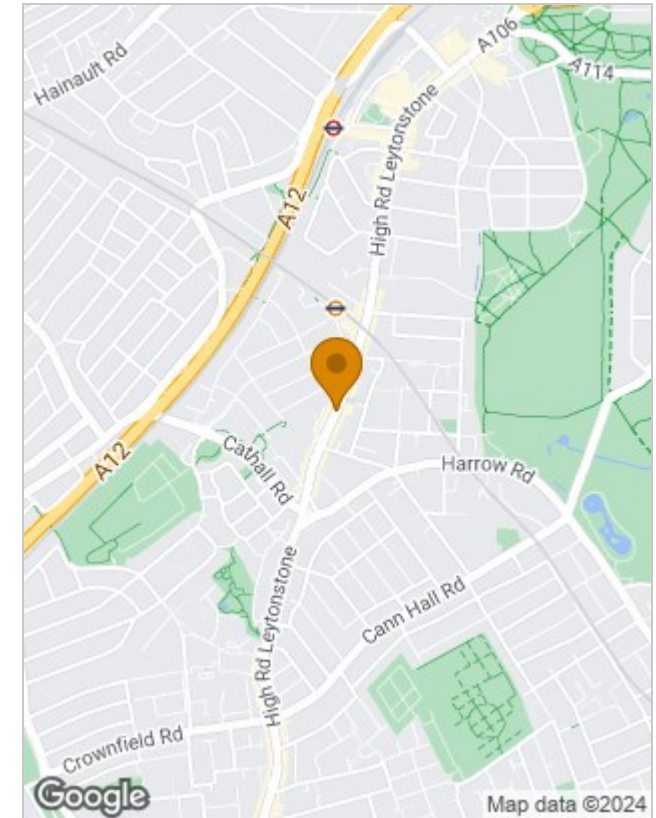
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	