

**FURNITURE**

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9.00am - 5.30pm

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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)

WC

GROUND FLOOR FLAT

ENTRANCE

LOUNGE AREA

11'11" max x 8'2" max (3.62 max x 2.5 max)

KITCHEN AREA

10'8" x 4'11" (3.25 x 1.5)

BEDROOM ONE

9'2" x 9'2" (2.8 x 2.8)

EN SUITE SHOWER ROOM

6'3" x 3'8" (1.9 x 1.13)



Directions



## Floor Plans



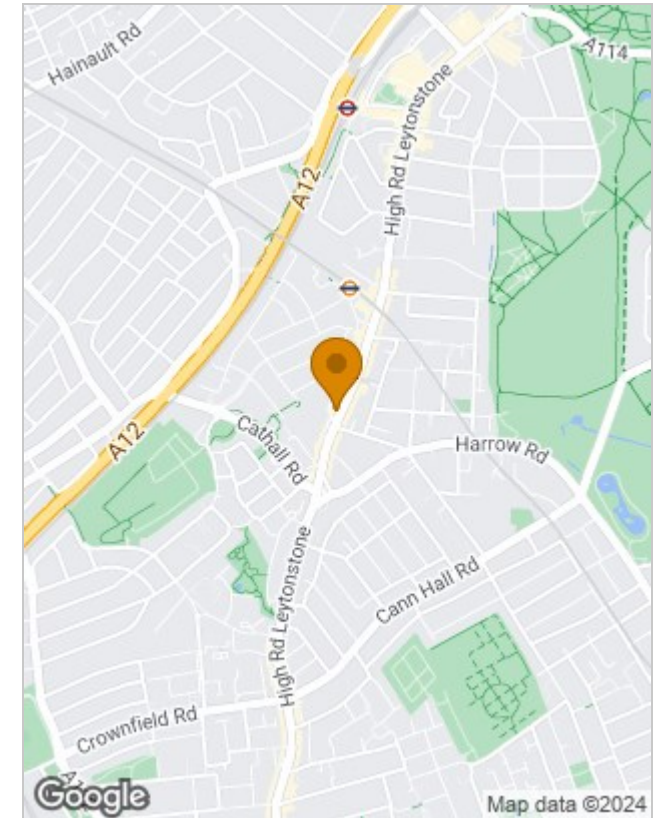
## Viewing

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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Tel: 020 8551 0211 Email: redbridge@sandradavidson.com https://www.sandradavidson.com

## Location Map



## Energy Performance Graph

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