



## Hermon Hill

, South Woodford, E18 1QH

£325,000

FREEHOLD TITLE FOR SALE - COMMERCIAL

The property comprises: one commercial unit on the ground floor and two-bed flat above.

Location:

The property is on Hermon Hill in South Woodford, within the London Borough of Redbridge. The immediate area comprises a mix of commercial and residential uses.

Tenure:

Freehold title only, including the benefit of the ground rent (£50 pa) received for the flat sold on long leases and rental income from commercial unit.

## Redbridge



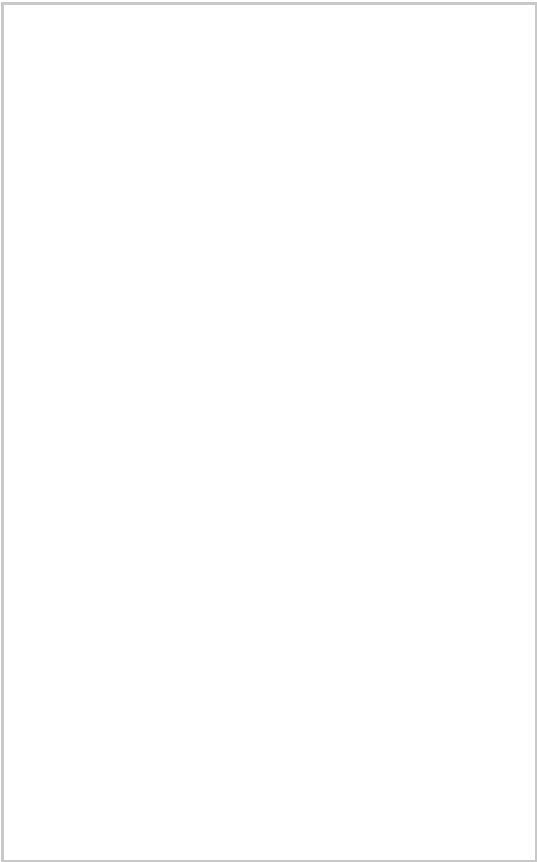
AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.

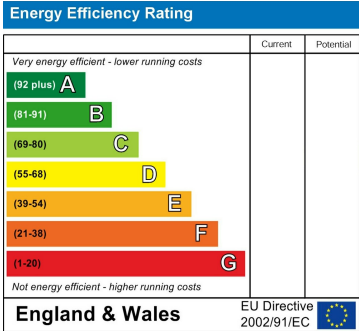
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.