

# 177 - 179 Mawney Road

## Romford RM7 8BX



ESTATE OFFICE

PROPERTY CONSULTANTS



Residential investment opportunity let to Havering Council



# EXECUTIVE SUMMARY

## A local authority let residential investment opportunity.

- Two recently converted houses that have been fully refurbished throughout.
- Number 177 provides 6 self-contained studios with an additional office across 1,467 sqft of accommodation.
- Number 179 provides 6 self-contained studios with an additional lounge and communal kitchen across 1,582 sqft of accommodation.
- Total GIA across the two buildings 3,049 sqft.
- Both buildings benefit from C3 use.
- All flats are EPC Rating C.
- Recently let to The London Borough of Havering on a 2 year lease with no breaks.
- Current passing rent £199,680 p.a.
- Freehold.

## PROPOSAL

**We are instructed to seek offers in excess of £1,775,000 (One Million, Seven Hundred and Seventy Five Thousand Pounds) subject to contract.**

**A purchase at this level will reflect a highly attractive gross initial yield of 11.25%.**

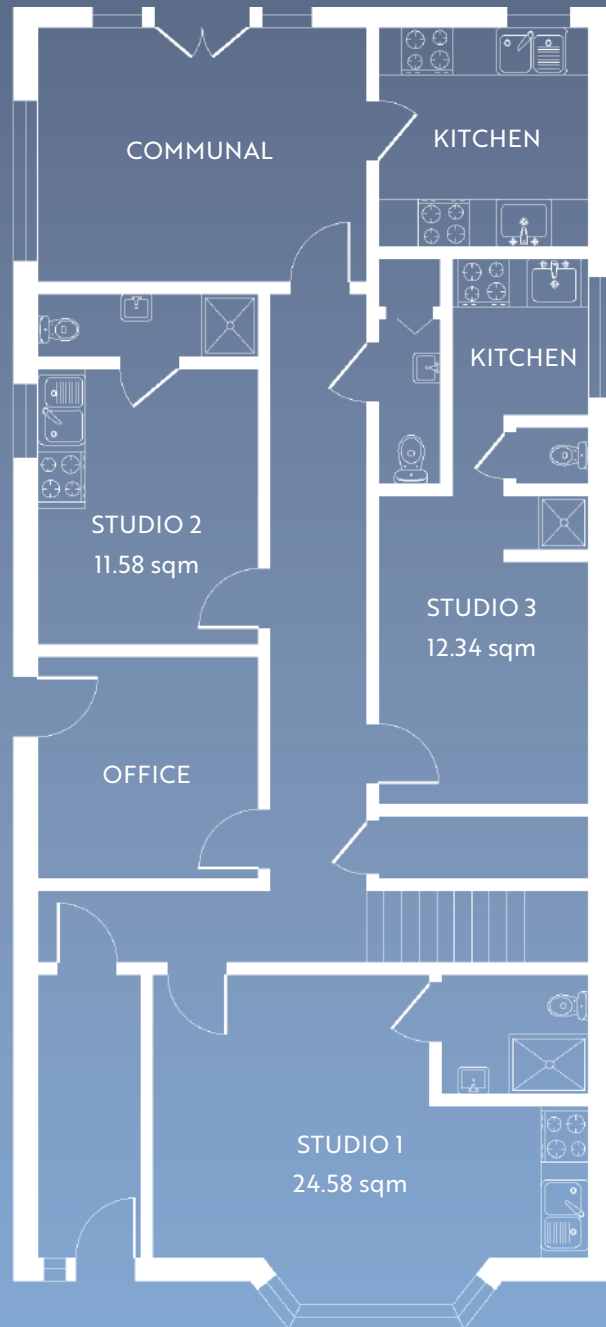


# DESCRIPTION

Two adjoining houses that have both been recently converted and refurbished throughout to provide a total of 12 self-contained rooms. Each building benefits from large driveways to the front and rear gardens. The two buildings are let on a 2 year lease with no breaks to The London Borough of Havering at a current passing rent of £199,680 p.a.

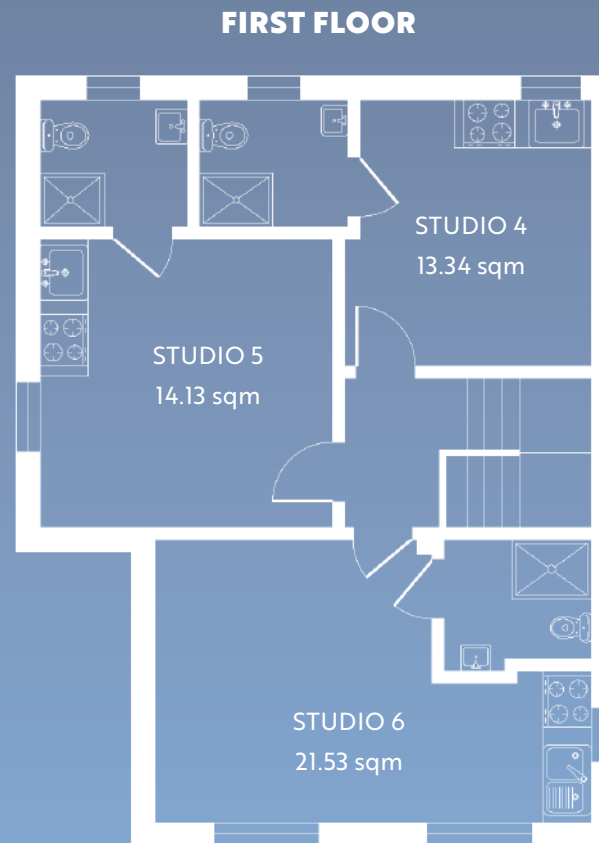


# FLOORPLANS - 177 MAWNEY ROAD



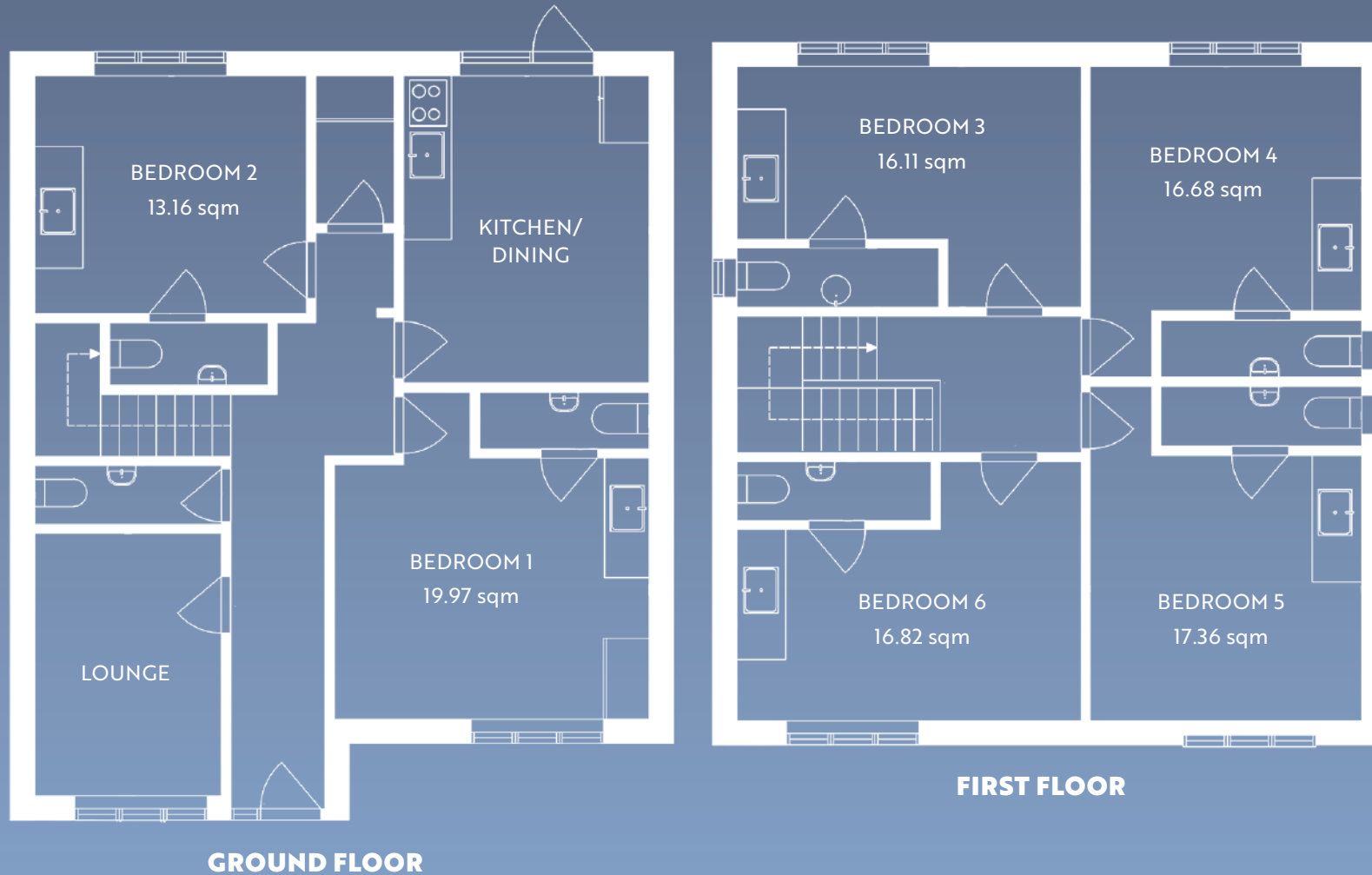
GROUND FLOOR

**Gross Internal Area (GIA)**  
**Total: 1467 sqft • 136 sqm**



FIRST FLOOR

# FLOORPLANS - 179 MAWNEY ROAD



**GROUND FLOOR**

**FIRST FLOOR**

**Gross Internal Area (GIA) Total: 1582 sqft • 147 sqm**



# SITE PLAN



# LOCAL AREA

**Mawney Road, Romford RM7, offers a range of attractions, landmarks, green spaces, and amenities that make it a delightful place to live.**

This vibrant neighborhood has it all - from the charming Brookside Theatre, where you can catch captivating plays and live music events, to the Romford Museum, which offers a fascinating journey through the town's rich heritage.

Nature enthusiasts will be pleased to discover the spacious and well-maintained parks just a short distance away. These provide a peaceful retreat from the hustle and bustle of urban life, being perfect spots for a leisurely stroll, a picnic with friends, or simply to relax and enjoy the tranquility of nature.

In terms of amenities, Mawney Road boasts a range of local shops, cafes, and restaurants that cater to various tastes and preferences. Whether you're in the mood for a quick bite, a cozy coffee shop experience, or a leisurely dining experience, you'll find plenty of options to satisfy your cravings.

# CONNECTIVITY

Getting around is a breeze, with Mawney Road being well-connected to public transportation links. Several bus routes pass through the area, providing easy access to the rest of Romford and beyond. Romford Station, located 1.3 miles away (9 minute drive), offers regular train services to London and other major cities.



## TENURE

Freehold.

## VAT

The properties are not elected for VAT.

## EPC

All flats are EPC rating C.

## FURTHER INFORMATION

Further information is available on request.

## CONTACT

For further information or to arrange a viewing, please contact us:

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# PROPOSAL

Offers in Excess of

# £1,775,000

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