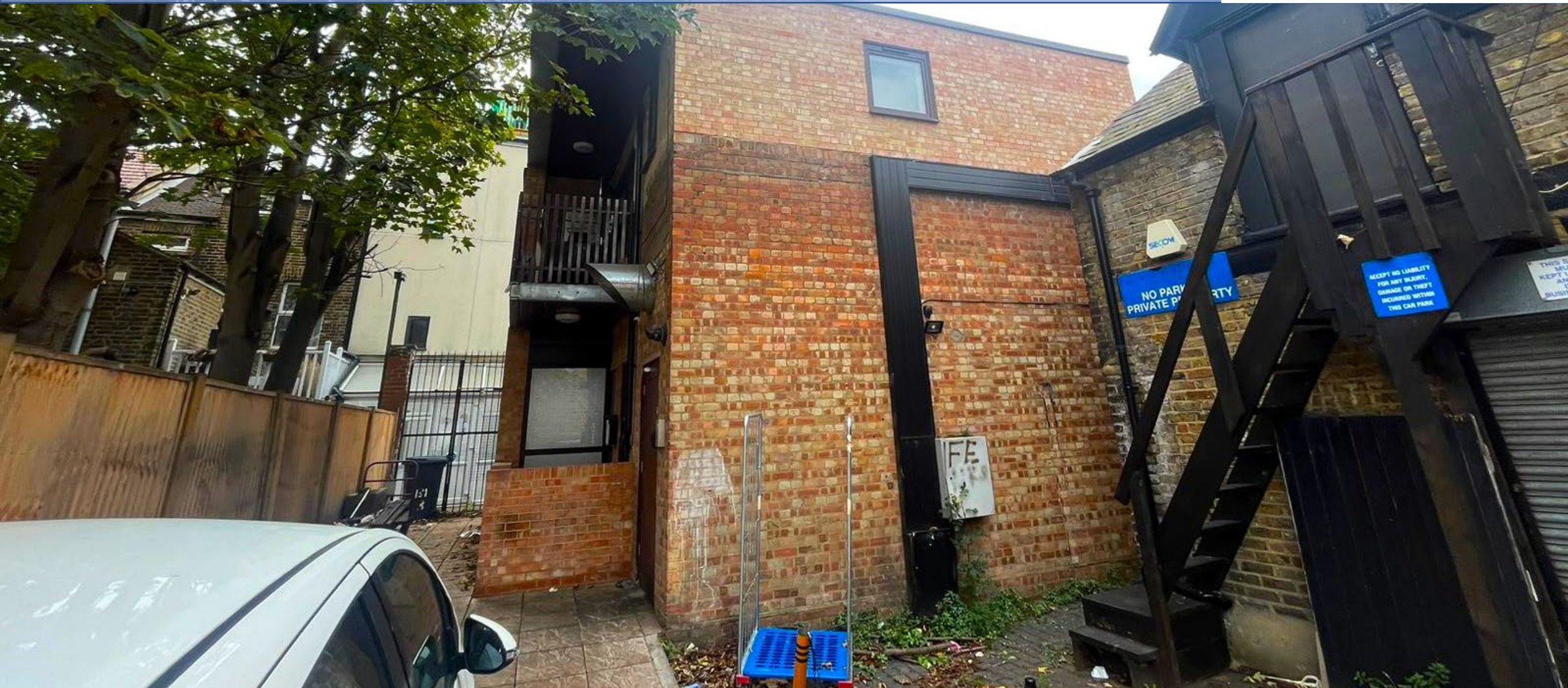


London SE6 - 6 Florist Mews, Catford SE6 2BN
Freehold HMO Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



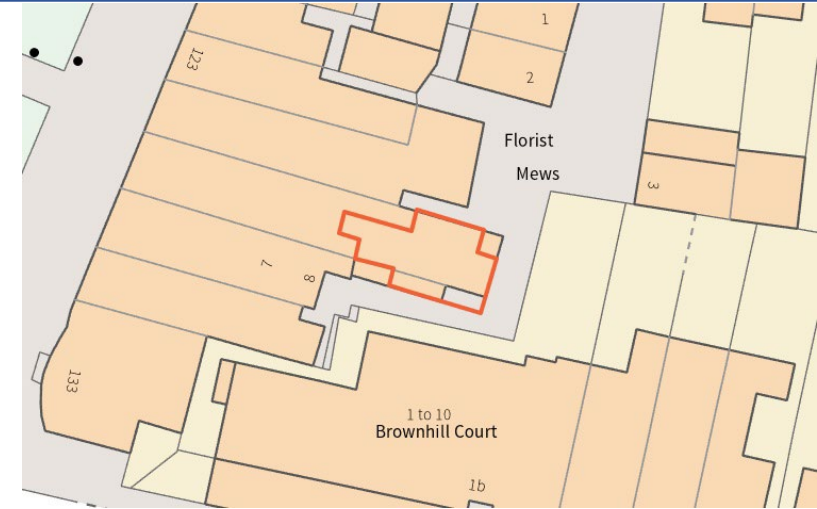
London SE6 - 6 Florist Mews, Catford SE6 2BN

Freehold HMO Investment



Investment Consideration:

- Purchase Price: £600,000
- Gross Initial Yield: 5.10%
- Rental Income: £30,600 p.a.
- VAT is NOT applicable to this property
- Comprises two-storey mews building arranged as a 4-bedroom HMO
- Let on a guaranteed rent agreement until March 2025, including all bills
- Nearby occupiers include Catford Shopping Centre, Barclays, KFC London, Argos, Nando`s, Domino`s and Post Office, amongst many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 6 (Ground/First Floor)	Ground Floor: 47 sq m (511 sq ft) Open plan kitchen/living area, double bedroom en-suite, bathroom/WC First Floor: 42 sq m (450 sq ft) 3 En-suite bedrooms	N&N Property Management Ltd	3 Years from 29 March 2022	£30,600	Note 1: Guaranteed Rent Agreement
			Total	£30,600	

London SE6 - 6 Florist Mews, Catford SE6 2BN

Freehold HMO Investment



Property Description:

Comprises newly converted and extended building arranged as a 4-bed HMO, accessible from the rear via a private mews, providing the following accommodation and dimensions:

Ground Floor: 47 sq m (511 sq ft)

Open plan kitchen/living area, en-suite bedroom, bathroom/WC

First Floor: 42 sq m (450 sq ft)

3 en-suite bedrooms

Total GIA: 89 sq m (961 sq ft)

Tenancy:

The property is at present let on Guaranteed Rent Agreement to N&N Property Management Ltd for a term of 3 Years from 29th March 2022 at a current rent of £30,600 per annum.



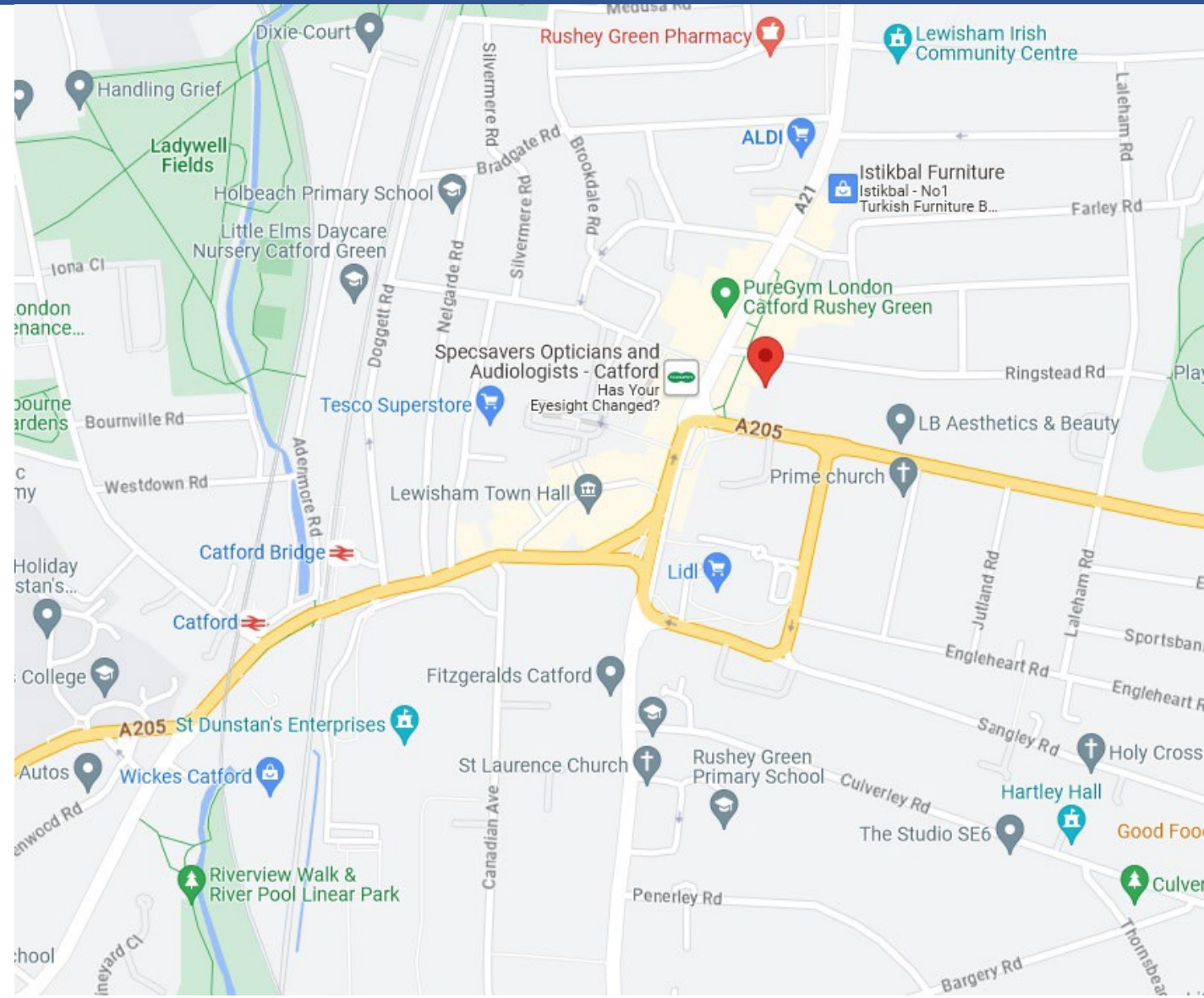
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Freehold HMO Investment



Location:

Catford is a district of south east London, England, and the administrative centre of the London Borough of Lewisham. It is southwest of Lewisham itself, mostly in the Rushey Green and Catford South wards. The district is served by two railway stations, Catford and Catford Bridge. Catford Station provides Thameslink services to Kentish Town, London Blackfriars, Orpington via Bromley South and to Sevenoaks via Bromley South and Swanley. Catford Bridge Station is served by South-Eastern services to London Charing Cross, London Cannon Street via Lewisham and to Hayes. The district's main road is A205 South Circular which crosses South London, running from Woolwich in the east to the junction of the A406 (North Circular Road), the M4 and the A4 at Gunnersbury in the west. Nearby occupiers include Catford Shopping Centre, Barclays, KFC London, Argos, Nando's, Domino's and Post Office, amongst many more.



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Freehold HMO Investment

Contacts:

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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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