



All enquiries Ref: James Paterson



- **Substantial freehold three floor six-bedroom detached house**
- **Investment**

Location:

The property is situated on the west side of Lamberhurst Road, to the south of its junction with St Julians Farm Road. Public transport links include West Norwood mainline rail station together a network of local bus services serving the surrounding vicinity. Road links include the A214 and A23. Shopping amenities can be found locally within West Norwood with an extensive range of shops, bars and restaurants being found in Streatham. Recreational pursuits can be found locally at the open spaces of Streatham Common, Norwood Grove Recreation Ground, The Park, Norwood Grove and Norwood Park.

Description:

Substantial freehold six-bedroom detached house arranged over ground, first and second floors.

Accommodation:

Second floor: Two Bedrooms, shower room/WC
 First floor: Bedroom with ensuite shower room, three further bedrooms, bathroom/WC
 Ground floor: Three reception rooms, kitchen and separate WC
 Outside: Rear garden

EPC rating: E

Council Tax Band: F

Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 15th May 2023 to 15th May 2024 (holding over) at a rent of £4,500 per calendar month.

Rent reserved:

£54,000 per annum

