

Lot 10

283b Malden Road, North Cheam,
Surrey, SM3 8ET

**By order of
the Executors**



All enquiries Ref: Richard Vango



■ **Leasehold three bedroom split level self contained flat**

■ **Investment**

Location:

The property is situated on Malden Road close to its junction with London Road (A24). Public transport links include Stoneleigh, West Sutton and Worcester Park Train stations, together with local bus services serving the surrounding area. A range of shops, cafes and restaurants are available along London Road with a more comprehensive range to be found in Worcester Park, Sutton and Morden.

Accommodation:

Second floor: Three bedrooms, bathroom/WC

First floor: Two reception rooms, kitchen,

EPC rating:

To be advised

Council Tax Band: C

Tenancy:

The property is let on an Assured shorthold tenancy at a rent of £1495 pcm

Rent reserved:

£17,940 per annum

Lease:

Held on a lease for a term of 99 years from 25th March 1978 (thus having approx. 52 years remaining) at an initial ground rent of £30 per annum.