



All enquiries Ref: James Paterson

- Long leasehold ground floor self-contained flat
- Investment: Rent reserved - £10,612.20 per annum

Location:

The property is situated in the heart of Lewisham on Hither Green Lane close to its junction with Merbury Close. Public transport links include Hither Green Rail Station to the east, Lady Well Rail Station to the west together with a network of local bus services serving the surrounding vicinity. Road links include the A206 (South Circular Road) to the South with the A20 and A2 to the north. An extensive range of shops, bars and restaurants can be found locally in Lewisham Shopping Centre and surrounding roads. The open spaces of Lewisham Park and Mountsfield Park are within easy reach.

Description:

Long leasehold ground floor self-contained flat. The property may achieve a higher rent after modernisation.

Accommodation:

Ground floor: Studio room with kitchen, shower/WC

EPC rating:

E

Council Tax Band:

A

Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) with licence from Lewisham Council for a term of 12 months from 21st July 2021 (Holding over) at a rent of £884.35 per calendar month.

Rent reserved:

£10,612.20 per annum

Lease:

Held on a long lease for a term of 99 years from 10 January 2015 (Thus having approximately 89 years remaining).



©Crown Copyright. Licence Number: ES 100020372