



All enquiries Ref: James Paterson

- **Freehold three floor semi-detached HMO building**
- **Investment – Rent reserved: £54,000 per annum**

Location:

The property is situated on the south side of Bargery Road between its junctions with Penderley Road and Thornsbeach Road. Public transport links include a choice of Catford, Catford Bridge and Bellingham mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A205, A21, A20 and A23. Shopping amenities can be found locally within Catford with an extensive range of shops, bars and restaurants being found in Lewisham. Recreational pursuits can be found locally at the open spaces of The Jubilee Grounds, Mountsfield Park and Forster Memorial Park.

Description:

Freehold semi-detached building arranged over ground, first and second floors.

Accommodation:

Second floor: One bedroom

First floor: Three bedrooms, bathroom/WC

Ground floor: Two rooms, kitchen, conservatory, hallway

Outside: Front and rear gardens

EPC rating: E

Council Tax Band: D

Tenancy:

The property is let as an HMO for a term of 36 months from 5th September 2024 to 4th September 2027 at a rent of £4,500 per calendar month. The agreement allows for a rent review on 5th March 2026 (which is 18 months after the commencement of the agreement) the monthly rent will increase by 10%, resulting in a new monthly rent amount of £4,950.

Rent reserved:

£54,000 per annum rising to £59,400 on 5th March 2026

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

