



**1 Holmdene Avenue**

Herne Hill, SE24 9LB

## **Herne Hill Freehold Residential Investment**

**1,937 sq ft**  
(179.95 sq m)

- Block of 3 flats extending to 1,206 sq ft along with communal garden to the rear
- Highly reversionary passing rent of £39,696 pa
- Located close to centre of Herne Hill (0.4 miles) with various amenities
- Freehold

Summary

Available Size	1,937 sq ft
Price	£1,110,000
EPC Rating	Property graded as D-E

Description

The property comprises an end terrace three storey building which provides three self contained flats, accessed via a communal entrance door on the front elevation. There are two 1-bedroom flats and a single 2 bedroom flat, with access to a communal garden to the rear.

Location

The property is located within Herne Hill, and occupies an end of terrace position. The centre of Herne Hill is situated 0.4 miles away from the property, with a range of amenities on offer along with access to a mainline railway station with direct access into London Victoria.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - 1a	678	62.99
1st - 1b	678	62.99
2nd - 1c	581	53.98
Total	1,937	179.96

Terms

The property is held freehold under title reference LN203545. The flats are being occupied under Assured Shorthold Tenancy agreements for a total rent of £39,696 per annum, which we understand is at well below market rent. Please note that the the ground floor flat is occupied under the terms of a regulated tenancy under the Rent Act 1977, and we have therefore not been able to inspect to confirm floor area, and have assumed a floor area of 678 sq ft which is in line with the first floor.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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