

**FOR SALE**  
**£900,000 STC**  
999-yr Leasehold  
Investment of 4  
Flats

London Kawasaki

Macons Motorcycles

743 car audio centre Tel: 020 8599 2368

745 E.N MARKET

FOOD SHOP MAGAZINE SKLEP

GLOBAL CARS

GLOBAL CARS 24 hrs Mini Cab

**FLATS AT 743-745 EASTERN AVENUE**  
**NEWBURY PARK, ILFORD IG2 7RT**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

# FOUR ONE-BEDROOM SELF-CONTAINED FLATS IN DENSELY POPULATED LONDON SUBURB

LONG LEASEHOLD INVESTMENT PRODUCING £ PER ANNUM.

- 100 metres from Newbury Park Underground Station (Central Line)
- Rail services to London Liverpool Street within 15 minutes
- On-street car parking, frequent bus service and bus stop outside

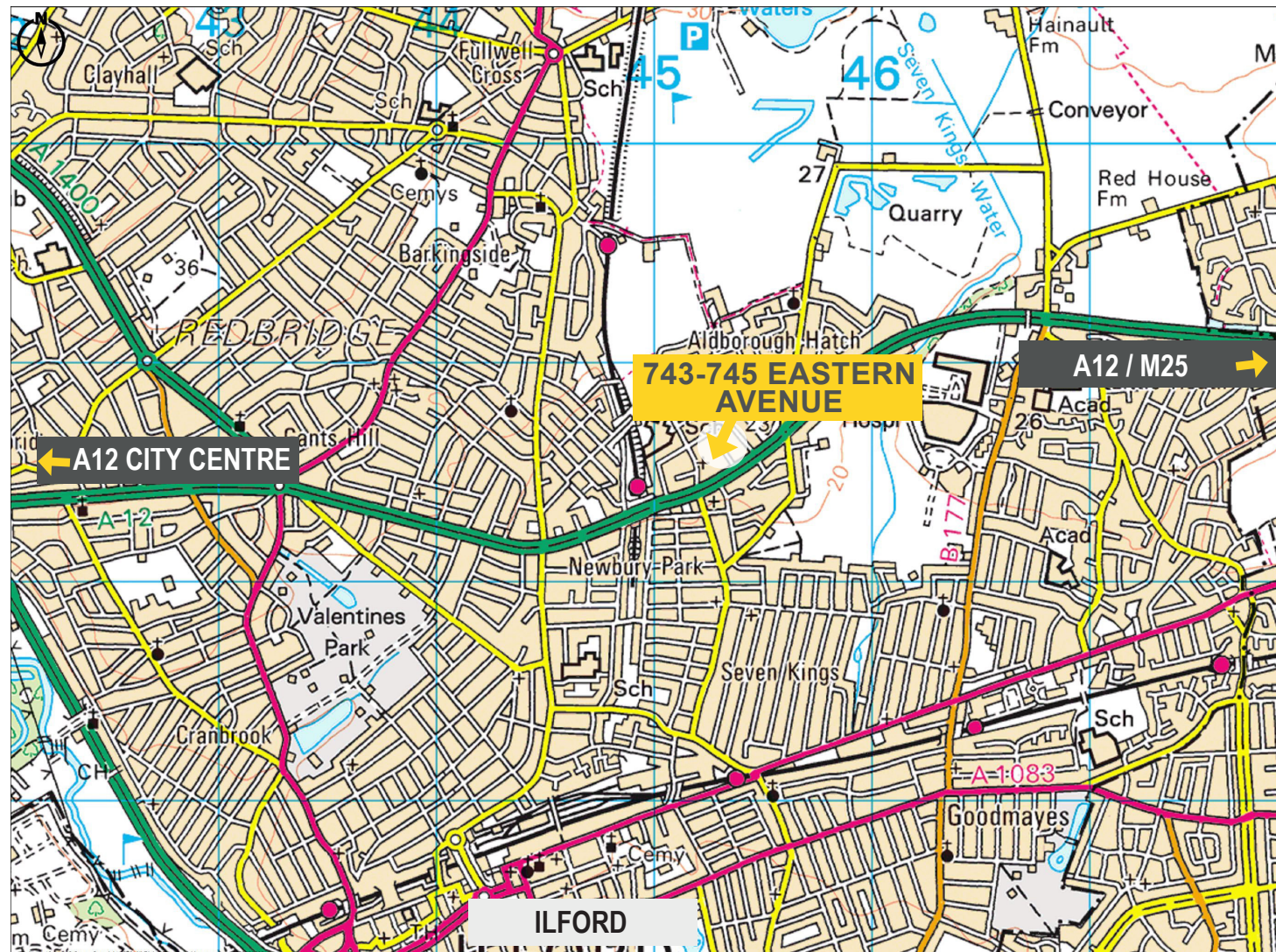
## LOCATION & SITUATION

Ilford, with a population of some 180,000, forms part of the London Borough of Redbridge and is located between Barking and Woodford, approximately 9.5 miles north-east of Central London. The A406 (North Circular Road) is located 2 miles to the west, via the A12, which feeds the M11 motorway at Woodford.

Seven Kings Station, located in Ilford is on the mainline and runs between Stratford and Shenfield. Newbury Park Underground Station, which is located on the Central Line, provides frequent journeys to Stratford and London Liverpool Street is approximately 100 meters to the west. There is also a bus stop located directly outside the property.

The property is situated within a local neighbourhood parade of shops, highly visible along a busy road on the eastbound carriage way of Eastern Avenue (A12) at the corner of Eastern Avenue and Oaks Lane, opposite the St Teresa's RC Church.

King George Hospital is located approximately 1.5 miles to the east.



## DESCRIPTION

The property comprises the upper floors of a mixed commercial and residential property constructed in the 1950s. The four flats, 743A, 743B, 745A and 745B are located on the first and second floors and accessed via an external staircase to the rear of the property accessed from Oaks Lane.

Each flat extends to approximately 44.5m<sup>2</sup> (480 sq. ft.).

Internally, the flats are similar in layout, arranged to provide an entrance hall, kitchen, living room, one-double bedroom and a bathroom. The flats are connected to mains services of electric, gas and water which are all individually metered. The flats have gas central heating with radiators and double-glazed uPVC windows and front doors.

## ENERGY PERFORMANCE CERTIFICATE

The property have energy performance ratings as follows:

743A	C 69
743B	D 63
745A	D 68
745B	D 60

Copies of the certificates can be found on the GOV.UK domestic energy performance certificate register.

## COUNCIL TAX

Each of the flats are assessed as Band B in the Council Tax List.



## TENANCIES

The flats are all separately let by way of Assured Shorthold Tenancy agreements (ASTs), producing a combined gross annual rent of £42,540.

743A £950pcm (£11,400pa)

743B £895pcm (£10,740pa)

745A £925pcm (£11,100pa)

745B £775pcm (£9,300pa)

Copies of the Assured Shorthold Tenancies are available upon request.

## TENURE

Leasehold - 999 years.

## GUIDE PRICE

Offers sought in the region of £900,000 STC (Nine hundred thousand pounds subject to contract).

## VAT

We understand the property has not been registered for VAT and therefore VAT is not applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to this transaction.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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E: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

REF: C3034

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Stanway, Colchester, Essex CO3 0NQ

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PERCIVAL  
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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.