



George Lane, South Woodford, E18 1AN

Offers In Excess Of £5,000,000



**** ENTIRE FREEHOLD BUILDING WITH RESIDENTIAL AND COMMERCIAL UNITS IN SOUTH WOODFORD ****

OneClickHomes are delighted to present to the sales market this unique opportunity to acquire this freehold building including residential and commercial units on the sought after George Lane just by South Woodford Tube Station.

Entire Freehold Building - Total Rent Per Annum Is Currently £231,400.00 - 9 Residential Apartments - 2 Commercial Units - Very Central Location Next To South Woodford Tube Station (Central Line) - Includes Roof Garden, Refuse and Cycle Store.

The site has been recently built and comprises nine apartments and two commercial units. The commercial leases have currently been agreed to excellent tenants; Starbucks & Cancer Research. All nine apartments are also rented on ASTs. The residential apartments consist of seven 1 beds and two 2 beds.

The total rental income is just over £19,000 per month which gives an annual rental income of over £230,000.

Total Floor Area -
Commercial 1 - 114.00 m2 (1,227 ft2) - 103 - Net Internal Area
Commercial 2 - 130.00 m2 (1,399 ft2) - 105 - Net Internal Area
Residential - 485.00 m2 (5,221 ft2) - IPMS 3B (Residential Flats only)

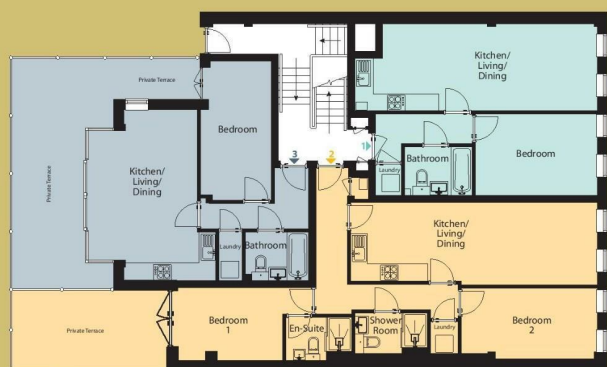
For further information please call the OneClickHomes Sales team.

- FREEHOLD BUILDING
- OVER £230,000 ANNUAL INCOME
- 9 RESIDENTIAL APARTMENTS
- 2 COMMERCIAL UNITS
- ALL UNITS OCCUPIED
- LOCATED JUST BY SOUTH WOODFORD TUBE

Viewing

Please contact our OneClickHomes London Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

Accommodation First Floor



Apartment 1 - 51sqm/548.76sqft

| Metres | Feet/Inches |
|-----------------------|---------------|
| Kitchen/Living/Dining | 8.49m x 3.06m |
| Bedroom | 4.27m x 2.87m |
| Bathroom | 2.40m x 1.75m |

All measurements are within 75mm (3")

Apartment 2 - 70sqm/753.23sqft

Private Terrace 10sqm/107.64sqft

| Metres | Feet/Inches |
|-----------------------|-------------------|
| Kitchen/Living/Dining | 8.61m x 2.92 |
| Bedroom 1 | 4.75m max x 2.37m |
| En-Suite | 2.34m x 1.49m |
| Bedroom 2 | 4.78m max x 2.35m |
| Shower Room | 2.45m x 1.49m |

All measurements are within 75mm (3")

Apartment 3 - 49sqm/527.24sqft

Private Terrace 16sqm/172.16sqft

| Metres | Feet/Inches |
|-----------------------|-----------------------|
| Kitchen/Living/Dining | 6.00m max x 4.55m max |
| Bedroom | 4.87m x 2.51m max |
| Bathroom | 2.26m x 1.75m |

All measurements are within 75mm (3")



Energy Efficiency Rating

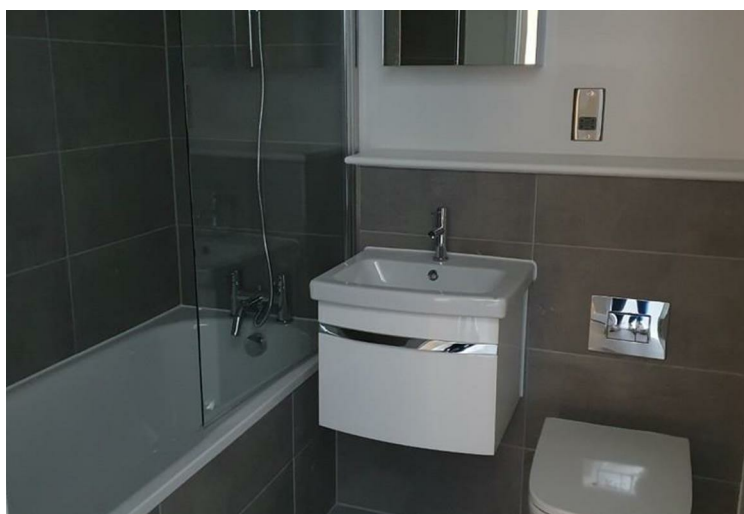
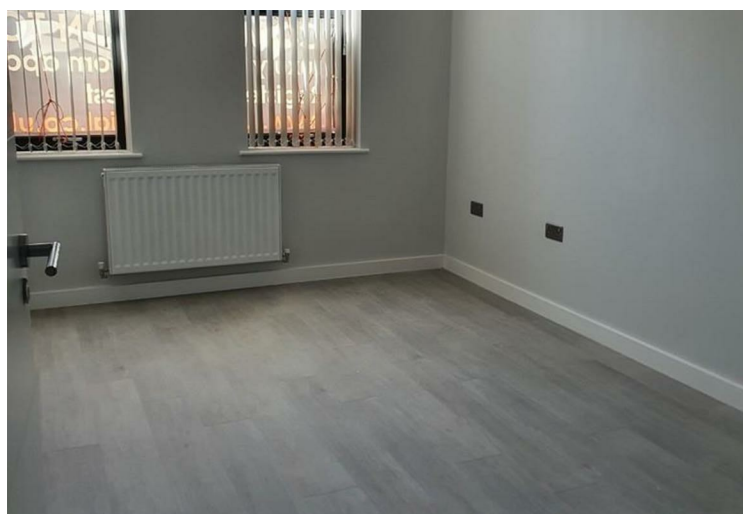
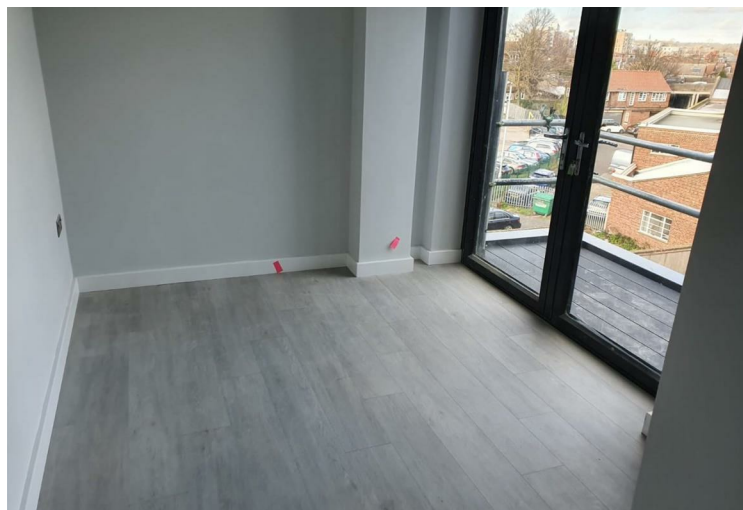
| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (38-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (38-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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