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Greenbank Drive

Sefton Park, L17 1AW

Auction Guide £825,000

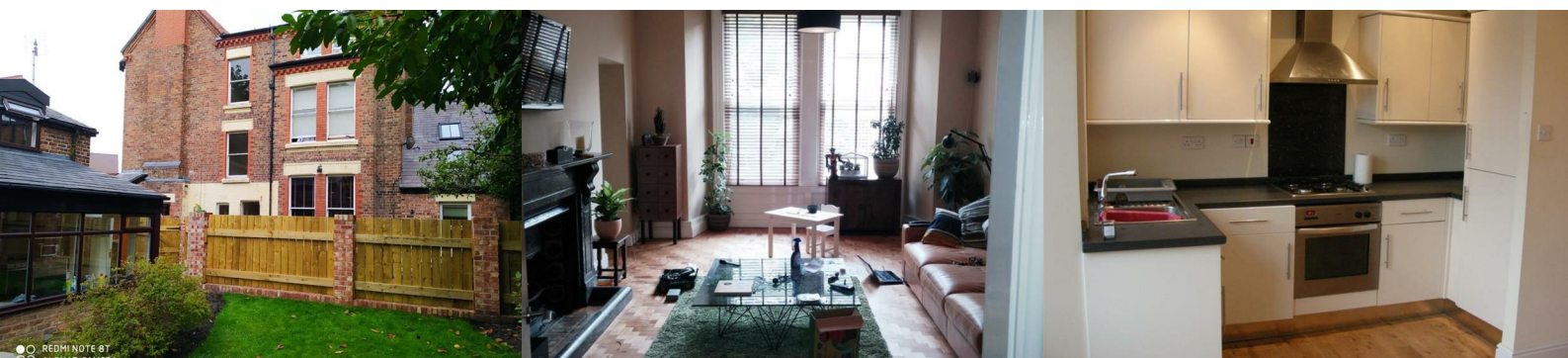


FOR SALE VIA MODERN METHOD OF AUCTION VIA HOWSOLD

Nestled in the desirable area of Sefton Park, Greenbank Drive presents an exceptional opportunity to acquire a block of flats within a splendid Victorian villa. Converted in 2005, this impressive property encompasses six larger-than-average apartments, comprising four two-bedroom and two one-bedroom units, all boasting solid oak flooring and secondary glazing for added comfort.

This freehold property is under a single title, offering the potential for commercial classification under Stamp Duty Land Tax (SDLT). Alternatively, it can be divided into six separate titles, providing flexibility for future investment strategies. The current gross income stands at an attractive £61,200 per annum, with the potential to increase to £70,000, yielding an impressive 8%.

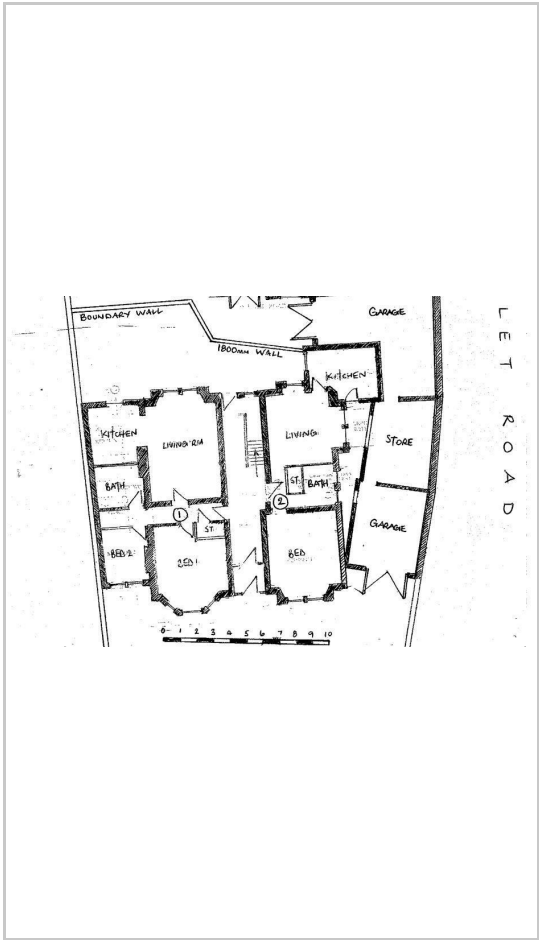
The property features a car park accommodating up to ten vehicles, ensuring ample parking for residents and guests. A communal garden at the rear offers a tranquil outdoor space for relaxation, while a communal cellar provides convenient storage options for all tenants. Additionally, there is an annexe currently used for storage, which has planning permission to be converted into a three-bedroom flat, enhancing the property's



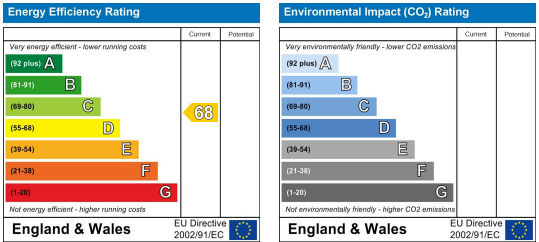
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.