

Myddleton Road, London £900,000



the advantage of experience





- Great Investment Opportunity
- 1 shop; 3 flats 1 of which has 5 rooms
- Fantastic location
- 1 bed garden flat
- Studio with patio
- Versatile layout
- Multiple income opportunities
- More information available on application
- Must view
- 0.2 miles from Bowes Park Station



For more images of this property please visit havilands.co.uk









RENTAL YIELD OF 7.7%! Introducing a fantastic opportunity to own a versatile mixed-use property located on Myddleton Road in the vibrant neighbourhood of Bowes Park. This property has 7 ASTs - 1 x 1 bed garden flat, 1 x studio flat with patio, 5 separately rented rooms upstairs, with an HMO licence, plus 1 shop, making it an ideal investment . Shop - Ground Floor: The ground floor of this property features a shop of 28 sqm, providing an excellent space for a retail business or a professional office setup. Boasting ample natural light, a well-appointed kitchen and a convenient W/C are included. Flat A - Ground Floor Garden Flat: Situated on the ground floor is a separate 1 bedroom garden flat, spanning 34 sqm & offering a tranquil retreat from the bustling city. This self-contained unit comprises a well-appointed bedroom, a fully equipped kitchen and a bathroom. The garden area is a low maintenance space & allows residents to enjoy outdoor living.

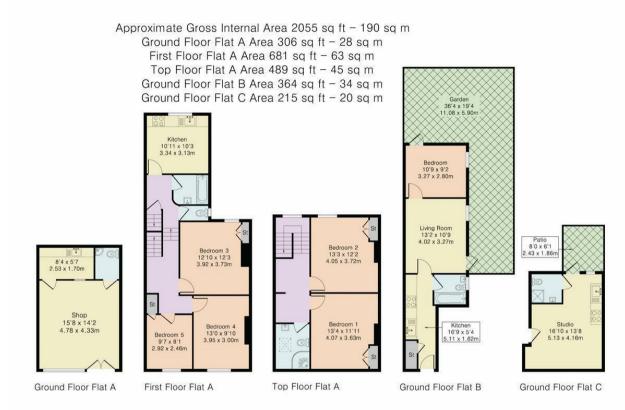
Flat C - Ground Floor Studio with patio: Next is a separate ground floor studio flat offering 20 sqm of accommodation that offers a versatile space for various purposes. This flexible space is designed to adapt to your specific needs. The studio includes a kitchen, shower room & a patio.

Flat B - First & Top Floor: Ascending to the first floor, you'll find a separate duplex flat with 5 bedrooms, which are individually let with an HMO licence. There is a kitchen, bathroom, shower room and separate W/C, providing convenience & privacy for residents. Location: Situated on Myddleton Road, this property benefits from a highly sought-after location. The area is known for its vibrant community and offers a diverse range of amenities, including local shops, cafes and restaurants. Bowes Park Station is 0.2 miles.

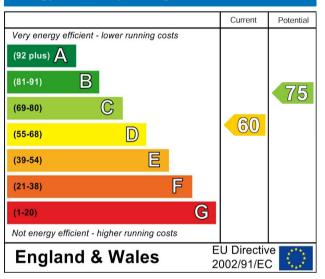
Monthly rental income: £6,150 (Shop £700; Flat A £1,200; Flat B £3,300 (5 separate rooms); Flat C £950) Annual income: £73,800



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Energy Efficiency Rating



PINK PLAN

Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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