



- Long leasehold residential investment for sale.
- 3-bedroom flat situated over first and second floors.
- Currently let on an AST at a passing rent of £18,540pa
- Newly renewed long lease agreement with 167 years remaining
- Located 0.4 miles from Mottingham Train Station
- Guide price: £300,000 L/H (167 years remaining)

#### Description

An opportunity to purchase a self-contained first & second floor flat, which is currently let on an AST at a passing rent of . The property measures ...sqft in total, and is arranged as 3 bedrooms, one bathroom, kitchen, large living room area and a small terrace. The property is in good condition throughout, sits above a William Hill betting shop on the GF and is accessed from the rear of the building via stairs on the right-hand side to the first floor. The property available for immediate purchase and is being sold subject to the existing AST and Long Lease agreement.

**93A MOTTINGHAM ROAD, MOTTINGHAM, LONDON SE9 4TJ**

RESIDENTIAL INVESTMENT FOR SALE IN SE9



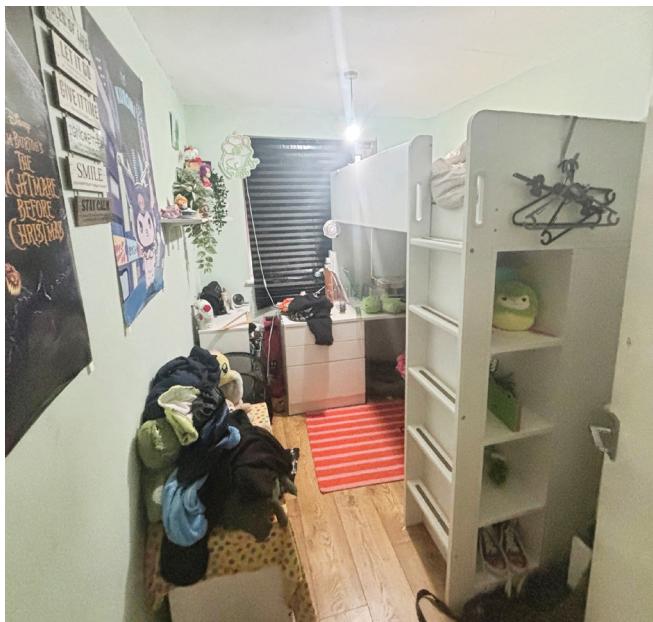
Bedroom



Living Room



Bedroom



Bedroom

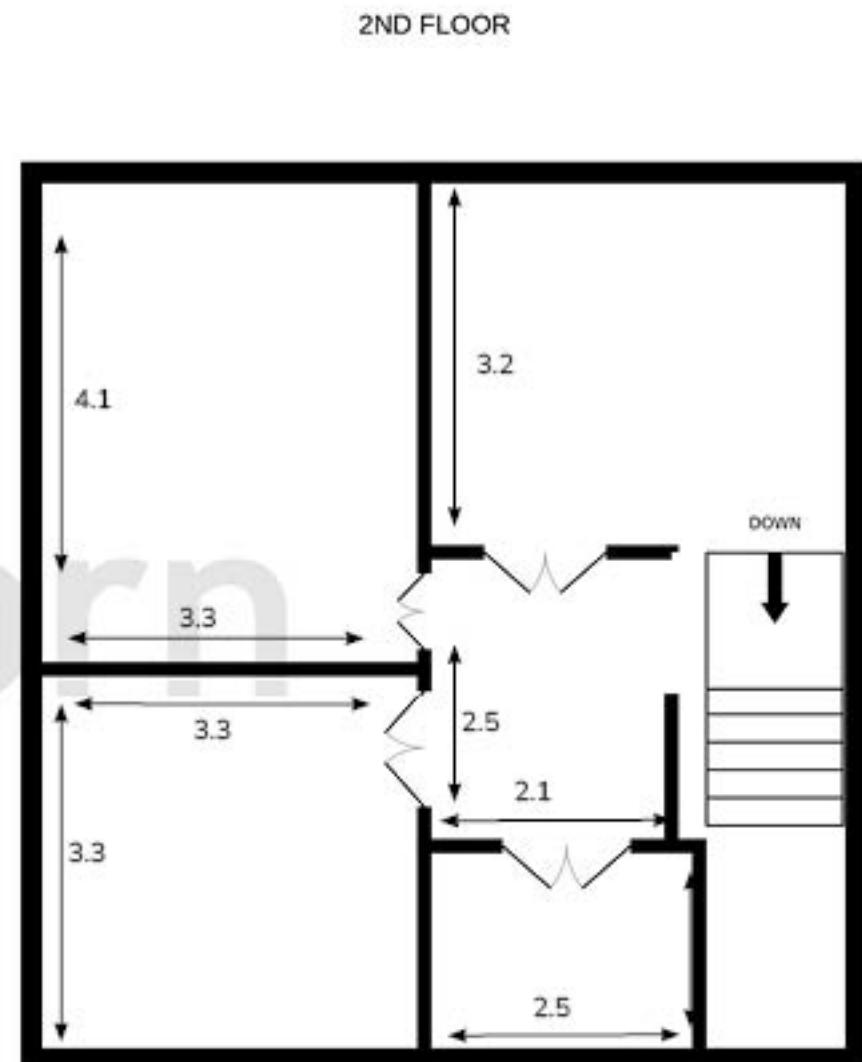
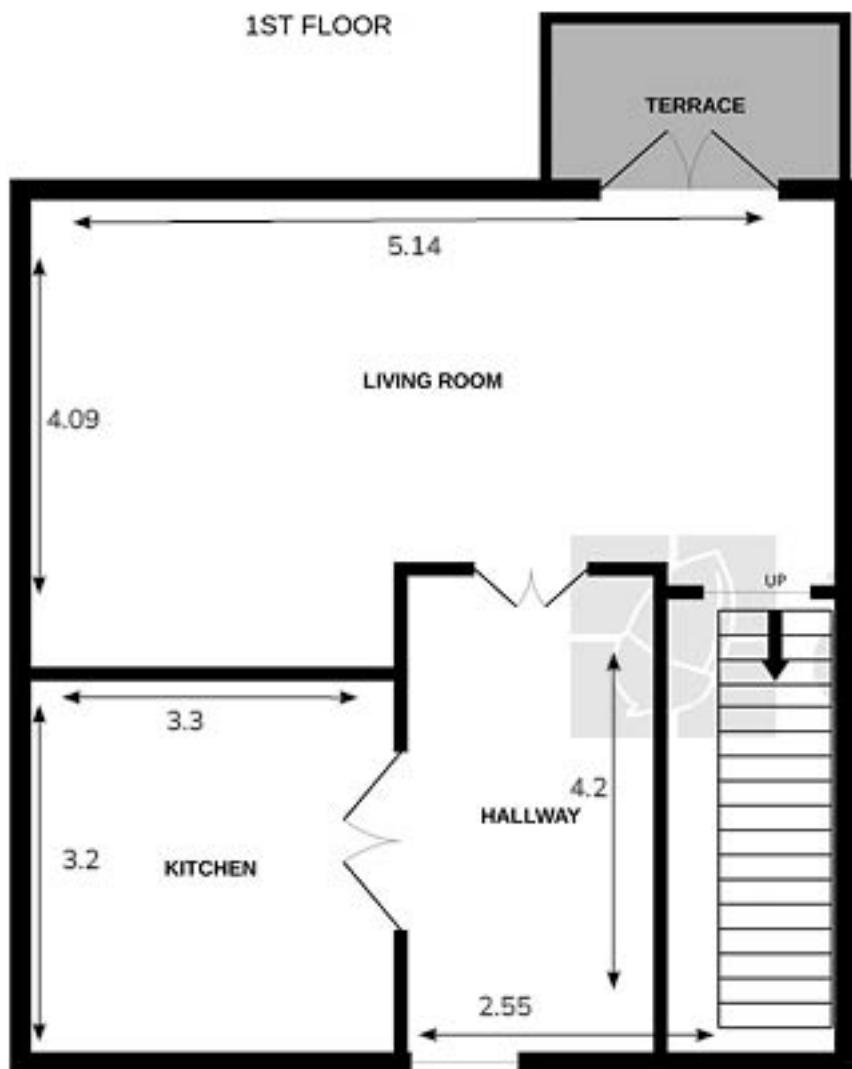
## Location

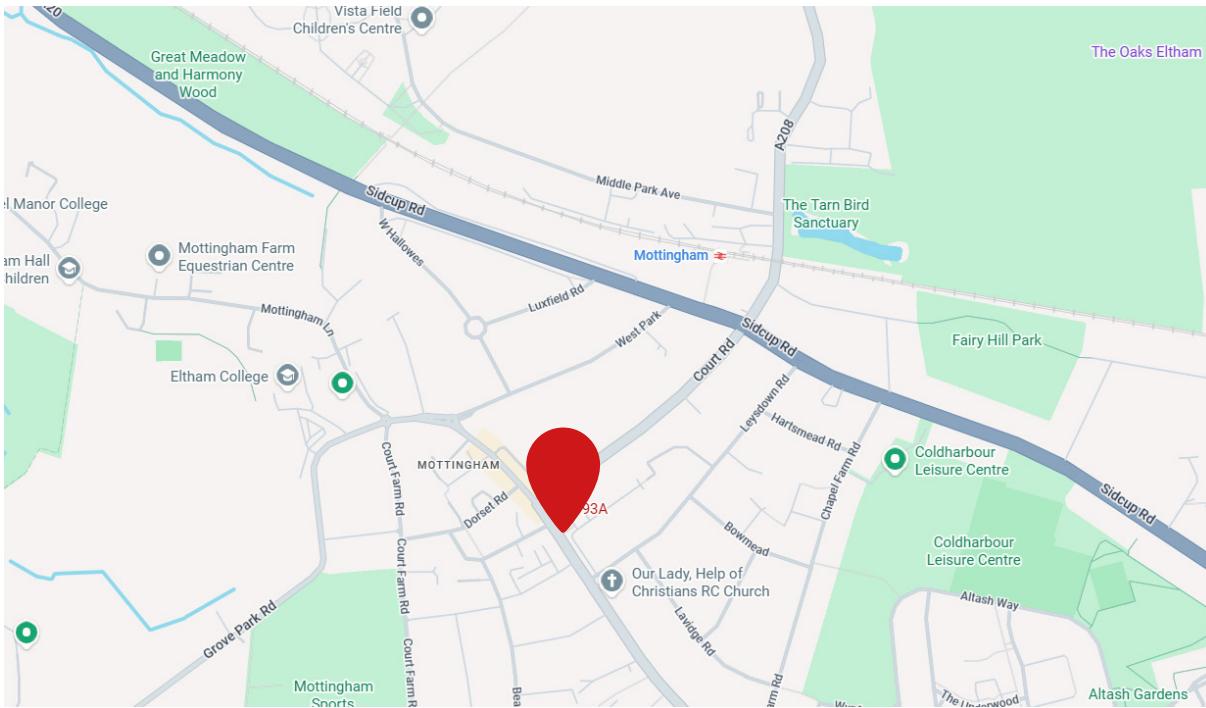
The subject property is situated on Mottingham Road within close proximity to local shopping facilities, a choice of local railway stations, a selection of local schools plus excellent road links to Central London (via the A2). The nearest rail station is Mottingham Station (0.4 miles) that offers frequent direct services to London Bridge (18 mins), London Waterloo East (24 mins) and London Charing Cross (27 mins). Eltham College is situated 0.4 miles from the property along with, Eltham Hill School (1.6km), Harris Academy Greenwich (1.7km), St Thomas Moore Catholic Comprehensive School (2.4km) and The Eltham Foundation School (1.7km).



Flat entrance

## Floorplans





## Further Information

### Terms

Guiding £300,000 for the Long Leasehold interest, with 149 years remaining, and subject to a peppercorn ground rent. To be sold with existing AST.

### VAT

We understand VAT is not applicable on the sale price.

### Available On Request

Copies of the long lease agreement, EPC and floorplan are available upon request.

### Viewings

All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.

## Contact



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