



66 Sandown Road, Wavertree, L15 4JD

Asking Price £550,000

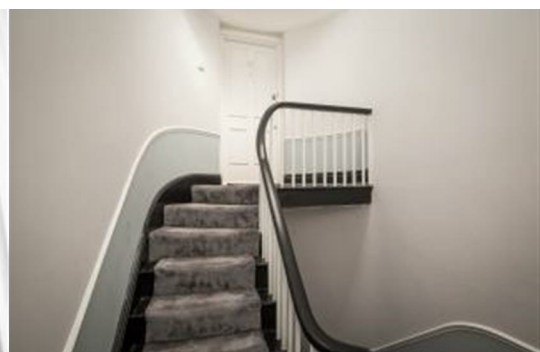
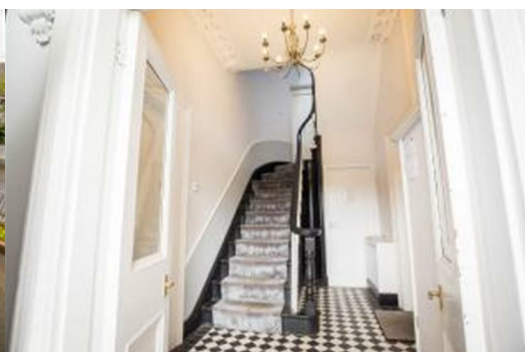


This is a rare opportunity to purchase a magnificent Double-fronted Grade II listed Georgian Mansion Block with an extensive forecourt located within a leafy suburb of Wavertree. Sitting on 0.25 acres of land, the detached building has been tastefully divided into 5 x spacious self-contained one-bedroom apartments, individual in design, filled with original features and finished to a high standard.

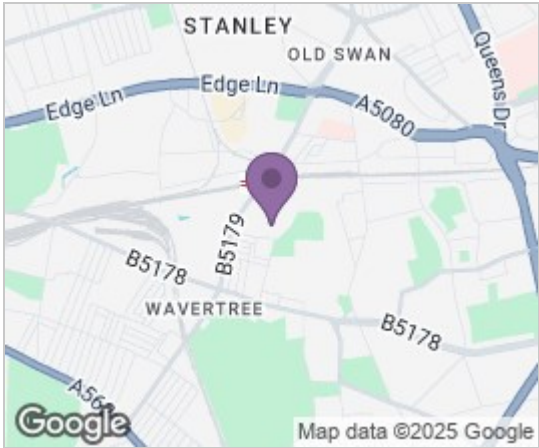
The apartments are currently let on AST's at the figures detailed above and benefit from little to no void periods. It has a current total annual income of £42,660.00, giving an overall gross yield of 6.6%.

There is potential for an additional apartment in the basement, subject to the usual building and planning permissions. The building may also lend itself to further planning permissions for additional units, but again would be subject to permissions. The additional apartment could generate £650pcm, thus increasing yield to gross yield of 7.5% on acquisition price.

As can be seen from the floor plans and photos the individual apartments have unique layouts, from duplexes to open plan apartments. All apartments are bright and airy and are finished to the same immaculate



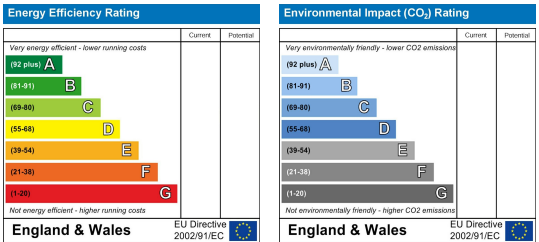
Area Map



Floor Plans



Energy Efficiency Graph



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