



 2  
Bedrooms

 2  
Bathrooms



This terraced property is located on Selsdon Road in London, offering a versatile space for potential buyers. The property is divided into Two flats ready for the rental market. It is situated in a convenient location with access to local amenities and transport links. The property presents an opportunity for those looking to invest in a home within the vibrant city of London.

## Freehold Investment Opportunity – Two Spacious One-Bedroom Flats

### Cash Buyers & Investors Only

A fantastic opportunity to acquire a substantial freehold property, ideally located close to the popular Green Street area and Upton Park Underground Station.

Each flat has separate Lounge, Bedroom Kitchen diner and bathroom - separate utility meters and registered as two separate flats.

The property has been converted into **two spacious one-bedroom flats**, formally registered as **119A and 119B**. Both flats are well maintained and have previously been rented, offering an excellent opportunity for an investor to re-let the property without the need for any immediate refurbishment or significant works. Each flat can be rented as a two bedroom flat or converted further to two beds

The accommodation also provides an alternative and highly flexible arrangement for a family. The two self-contained flats could work particularly well for **multi-generational living**, with parents occupying the ground-floor flat and adult children having their own independent accommodation on the first floor.

A key point for purchasers to note is that, although the property is currently configured and registered as two flats, **separate leases have not been created** by the current owner. The property is therefore being offered as a **freehold investment** rather than as two separate leasehold flats.

A future purchaser may wish to formalise the arrangement by obtaining the appropriate **Certificate of Lawfulness** and subsequently creating separate leases. As there are currently no individual leases in place, mortgage lenders will not lend against the flats in their present form and, consequently, the property is being offered **strictly to cash buyers**.

The location is a particular highlight, with the extensive amenities of **Green Street** close by, together with **Upton Park Underground Station**, providing convenient access into Central London and the surrounding areas.

With two generously proportioned one-bedroom flats, a strong location, previous rental history and the potential to re-let immediately, this is an excellent opportunity for a cash purchaser seeking a flexible freehold investment with scope to formalise the two-flat arrangement in the future.



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92+) A                                     |         |                                                                                                             |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   | 72      | 77                                                                                                          |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Address: London, E13

