



All enquiries Ref: James Paterson

- Long leasehold first floor purpose built self-contained flat
- Investment

Location:

The property is situated on Guildford Road between its junctions with Thorne Road and Lansdowne Way. Public transport links include Stockwell underground station (Northern line and Victoria line), Vauxhall mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A3 and A23. Shopping amenities can be found locally within Stockwell, with an extensive range of shops, bars and restaurants being found in Brixton and Clapham. Recreational pursuits can be found locally at the open spaces of Larkhall Park, Vauxhall Park and along the River Thames.

Description:

Long leasehold first floor purpose built self-contained flat.

Accommodation:

First floor: Two bedrooms, reception room, kitchen with dining area, shower room, separate WC, hall
Gross Internal Area GIA: (Source: EPC) approximately 57 sq m (613 sq ft)

EPC rating: D

Council Tax Band: A

Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 1st March 2024 at a rent of £2,250 pcm.

Rent reserved:
£27,000 per annum

Lease:

Held on a long lease for a term of 125 years from 20th May 1991 (Thus having approximately 90 years remaining) at a ground rent of £10 per annum

