

**Auction**

HMO in SE2

Abbey Wood Road, London, London, SE2
9NP

£475,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ MID-TERRACE 5 BEDROOM HMO PROPERTY
- ✓ UPSTAIRS BATHROOM & SEPARATE SHOWER ROOM
- ✓ GAS CENTRAL HEATING / DOUBLE GLAZING
- ✓ IN NEED OF SOME
- ✓ GROUND FLOOR W/C

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FOR SALE BY AUCTION: terms and conditions apply.

This impressive former family home which is now licensed as a 5 room HMO is situated just a 9-minute walk to the Elizabeth Line Station at Abbey Wood. This property is currently fully tenanted with 5 tenants occupying.

INCOME - CURRENTLY AS BELOW;

1 - 560PCM

2 - 580pcm

3 - 575PCM

4 - 540PCM

5 - 500PCM

= £2,755pcm in total

Offering good sized accommodation throughout, this impressive property will make the perfect investment. The ground floor provides you with two Bedrooms, a Kitchen, a communal room and a separate W/C. Upstairs there are a further 4 Bedrooms along with the Bathroom and a separate Shower Room.

Benefiting from Double Glazing, Gas Central Heating (untested) and rear Garden.

Conveniently located just a short walk to shops including major supermarkets, schools, parkland, bus routes (including the SL3 and SL11 Super loop buses) and of course, the Elizabeth Line at Abbey Wood. With hundreds of acres of woodlands at Lesnes Abbey Woods & Bostall Woods nearby, this a fantastic area to live in!

This home while in need of some modernisation, offers a fantastic opportunity to purchase a substantial period property that generates a good level of income.

The area is also benefiting from the huge multi billion pounds of investment that is being spent in the area following the arrival of the Elizabeth Line Terminus at Abbey Wood.

Below are just a few of the journey times from the Elizabeth Line at Abbey Wood:-

Canary Wharf 11 minutes.

Liverpool Street 18 minutes.

Tottenham Court Road 23 minutes.

Paddington 28 minutes.

We strongly recommend your immediate viewing.

ADDITIONAL INFORMATION

Floor Area - 1173 sqft (109 sqm)

Council Tax Band D (London Borough of Greenwich)

Price: Starting Bid £475,000

Property Type: HMO

Business Type: Residential Investments

Parking: On Street

Description

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Location

Conveniently located just a short walk to shops including major supermarkets, schools, parkland, bus routes (including the SL3 and SL11 Super loop buses) and of course, the Elizabeth Line at Abbey Wood.

Tenure

Title number; SGL308285 - Freehold

EPC

This property's energy rating is D.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Abbey Wood Road, London, London, SE2 9NP

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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