



Vacant Freehold Shop With Upper Three Bedroom Flat For Sale - Chingford E4

This property may be sold in conjunction with number 54

56 Sewardstone Road,

**Chingford
LONDON E4 7PR**



Online details
21641

Area
Gross Internal Area: 143 sq.m. (1,533 sq.ft.)

Price

Property Description

Built in the 1930s, the property is part of a busy parade of shops with upper residential parts.

The subject property is a mid-terrace lock-up shop of 63.25 sq.m. with a self contained three bedroom maisonette arranged over the first and second floor.

The property will be sold with vacant possession of the retail shop. The maisonette is in good decorative order, has double glazing and gascentral heating. It is currently let on an assured shorthold tenancy at a rent of

£780 per calendar month.

The property can be bought in isolation or in conjunction with number 54 Sewardstone Road.

- *Self contained residential maisonette
- *Highly prominent busy local parade
- *Good parking provision
- *Excellent road communications



Our ref: 21641



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Accommodation	Area sq.m.	Area sq.ft.	Status
Ground floor retail	63.25sq.m.	680sq.ft.	
3 bed maisonette	78.82sq.m.	848sq.ft.	

Property Location

The premises are situated on the east side of Sewardstone Road (A112) approximately 200 metres south of its junction with Lea Valley Road and Kings Head Hill (A110). McDonalds Restaurant is opposite and adjacent traders include; Greggs Bakery, amongst a varied selection of local retailers and businesses.

Public transport is easily accessible with numerous bus services running from a bus stop directly outside the parade and rail networks within a mile of the parade.

2010 Rateable Value £8300.00

Estimated Rates Payable £2934 per annum

Service Charge p.a. n/a

Terms Freehold for sale with vacant possession of lock-up shop. The self contained residential upper parts are let on an assured shorthold tenancy until 13th June 2013, with a current rental income of £780 per calendar month.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Waltham Forest

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Last Updated: 05 Dec 2012

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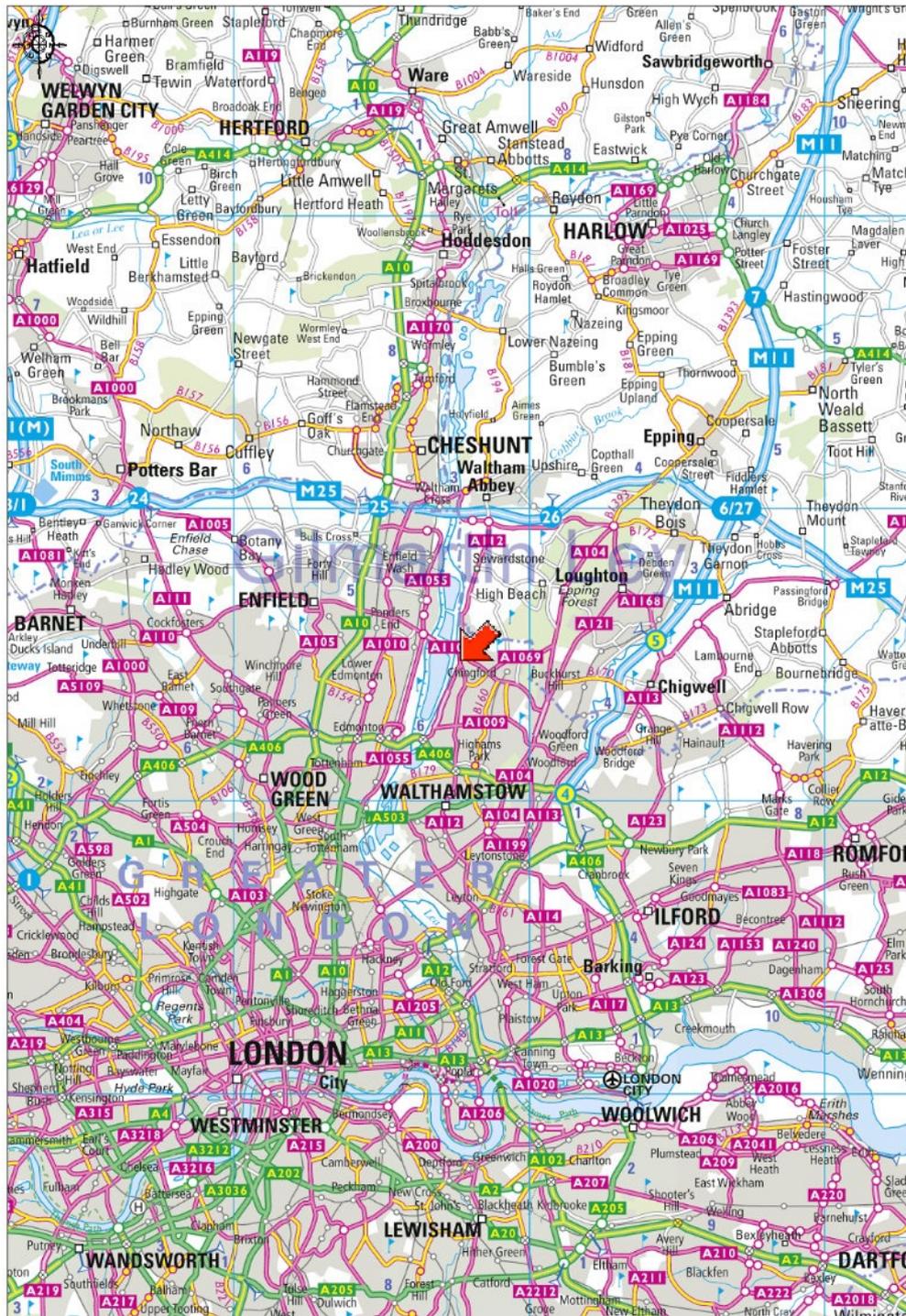
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