



**A Development Comprising Four Large Self-Contained Flats (1 x 3 Bed, 3 x 1 Beds). Fully Let Producing £61,200 Per Annum.**

**Location**

The development is situated off Roding Lane North close to local shops and amenities. The open spaces of Claybury Park are within easy reach. Transport links are provided by Woodford underground station (Central line) and the M11 motorway (J4) is easily accessible.

**Accommodation**

Flat 1: 50 sq m (538 sq ft)  
 Flat 2: 68 sq m (732 sq ft)  
 Flat 3: 68 sq m (732 sq ft)  
 Flat 4: 102 sq m (1,098 sq ft)  
 (Not measure by AHL - taken from EPCs)

**Exterior**

The flats each benefit from outside space and off-street parking.

**Tenure**

Freehold

**Planning**

Redbridge Borough Council granted a Certificate of Lawful Use (ref: 1339/21) on 3rd June 2021.

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Ground	Open Plan Reception Room/Kitchen, Bedroom, Bathroom, Storage	12 month AST from 12.12.20 at a rent of £1,150 pcm	£13,800
Flat 2	Ground	Open Plan Reception Room/Kitchen, Bedroom, Bathroom, Storage	12 month AST from 22.2.21 at a rent of £1,200 pcm	£14,400
Flat 3	Ground	Open Plan Reception Room/Kitchen, Bedroom, Bathroom, Storage	12 month AST from 16.3.21 at a rent of £1,200 pcm	£14,400
Flat 4	Ground	Open Plan Reception Room/Kitchen, Three Bedrooms, Bathroom, Storage	12 month AST from 5.7.20 at a rent of £1,550 pcm	£18,600

Combined Current Rent Reserved £61,200 Per Annum