



Guide Price £187,500+

One Bedroom Flat

31, Chadwin Road,
London, E13 8ND

OVERVIEW

- Online Auction: 6th & 7th October 2021
- Guide Price: £187,500+
- Current income of £11,700 pa
- Leasehold - 166 years unexpired

The property is located on Chadwin Road, situated nearby local schools and Newham University Hospital. There are also a wide range of amenities within the surrounding area. The property benefits good road links being located less than five minutes from the A31. The property is also less than 30 minutes from London City Airport via public transport and approximately 15 minutes by vehicle.

The property is a purpose built one bedroom self-contained flat on the ground floor. The property comprises one bedroom, an open plan lounge/ kitchen, storage room and bathroom.

We have been advised that the property will require some refurbishment.

Lot No. 10

6th & 7th October 2021

Accommodation

Approx. 42 Sq. M / 452 Sq. Ft
(Measurements taken from EPC)

Investment Analysis

The property is currently let at £975 pcm (£11,700 per annum), reflecting a current gross yield of 6.24%, based on the guide price. We have been advised the tenant will be vacating shortly.

Services

We understand the property has mains electricity, water, and drainage. However, interested parties should carry out their own investigations.

Tenure

Leasehold - approx. 166 years unexpired.

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£187,500+

Buyer's Premium

2% (min. £3,600) inc. VAT.

FEATURES

- Auction Date: 6th & 7th October 2021
- Open plan kitchen/ living room
- Current gross yield of 6.24%
- Popular rental location
- Close to Custom House DLR (Excel Convention Centre & Elizabeth line Crossrail (2022))
- One bedroom ground floor flat
- Currently let at £975 pcm (£11,700 per annum)
- Approx. 42 Sq. M / 452 Sq. Ft (Taken from EPC)
- Several schools within a one-mile radius
- Leasehold - 166 years remaining

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