



"Living in london made easy"

All Enquiries

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**Freehold Investment
Offers in excess of £1,100,000**



Key features

- Freehold Investment opportunity
- Income Generating
- Shops and amenities nearby
- South Wimbledon Underground is at doorsteps
- Wimbledon Overground train station is on 10 minutes walking distance
- Potential to purchase additional units
 - FREEHOLD FOR SALE

Property Description:

Cribs Estates Proudly presents this investment opportunity for income-generating portfolio along with Existing AST tenants which means incoming will be coming from day first.

Situated within the London Borough of Merton, the property is well located on Merton high Street with few steps away from south Wimbledon underground. It is home to a number of restaurants and convenience stores including Tesco, Local Sainsburys and 24 hours Tesco fuel pump.

This Property has **4 one bedrooms flats and 1 shop ground floor** which is accountant office now. We have existing AST tenants with high rent who has been there for 2 years, and one of flat has been let 2 months ago with 1 year AST Tenancy agreement.

Total Rent for this property (Incl. ground floor shops) is **£60,600 PA.**

The Overall EPC Rating is C.

Return on Investment:

Flat-1

Annual Rent: **£12,600**

Flat-2

Annual Rent: **£12,600**

Flat-3

Annual Rent: **£12,600**

Flat-4

Annual Rent: **£13,800**

Ground Floor shop: £9000

