

**Freehold Investment**  
**Offers in excess of £750,000**



## 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 on bus
- 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/Lease tenants which means incoming will be coming from day first.

This Property has 2 one bedroom flats and 1 barber shop on ground floor. We have existing AST tenants with high rent who has been there for more than 2 years.

The Overall EPC Rating is E.

### Flat-1

Annual Rent: **£16,200**

### Flat-2

Annual Rent: **£13,200**

### Barber Shop

Annual Rent: **£13,200**



