

# Lot 14

## 11 Stafford House, Coopers Road, London SE1 5JB

**GUIDE PRICE: £130,000**



### ONE BEDROOM FLAT WITH INVESTMENT INCOME

This first floor self-contained flat which offers one bedroom accommodation is found within a two storey detached purpose-built block on the west side of Coopers Road which itself runs between Old Kent Road (A2) and Rolls Road within this predominantly residential location to the north of Burgess Park. The Old Kent Road provides a road link toward the City, as well as a host for a local shopping facilities. Underground services run from Elephant & Castle and Borough stations, with a main line service running from South Bermondsey station. Let on a Periodic Assured Shorthold Tenancy (12 month AST from 16.2.2012) at a current rent of £845pcm (£10,140pa) with negotiations underway for an increase to £895pm (£10,740pa) although the ERV in the current market is thought to be circa £1,000pm (£12,000pa). The property is being sold with the investment income and will be of interest to investors.

#### ACCOMMODATION

Entrance hall, one bedroom, reception room, kitchen, bathroom and WC.

#### TENURE

Leasehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Southwark 020 7525 5000  
Council Tax Band: A

#### VIEWING TIMES

By appointment with the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN