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2 and 4 Goodall Road, Leyton,
London E11 4EP

Guide Price: £1,500,000*

Pair of houses arranged as four self-contained flats with investment income



This pair of dwellings occupying a corner position are arranged as four two-bedroomed self-contained flats, each let on Assured Shorthold Tenancies. The site may offer scope for further extension or development subject to obtaining any necessary planning consent that may be required. This property will be of interest to investment purchasers. The current overall income is £4,200 per calendar month (£50,400pa). Full details of the tenancies can be found within the legal pack. Goodall Road is located just off the main A12 and very close to Leyton Central Line Station. Stratford Westfield is within easy reach of this very popular location.

ACCOMODATION & TENANCY SCHEDULE

No.2 Ground Floor approx 785sf – Let for 12 months from 13/02/16 at £1150 pcm.

No.2a First Floor approx 602sf – Let at £1000 pcm. Tenant currently holding over on original agreement.

No.4 Ground Floor approx 602sf – Let for 12 months from 01/02/16 at £1000 pcm.

No.4a First Floor approx 516sf – Let for 12 months from 15/01/16 at £1050 pcm

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Waltham Forest. **No. 2** Council Tax Band C

Nos. 2a, 4 & 4a All Council Tax Band B

VIEWING TIMES

By appointment with Joint Auctioneers

JOINT AUCTIONEERS

iCon Properties Ltd Lettings | Sales | Management Central House, 103 Central Park Road, London E6 3DW 0208 472 0000

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN