

LOT  
**11**

37 Linstead Way, Wandsworth,  
London SW18 5QA

**GUIDE PRICE £450,000\***

**TERRACED DWELLING ARRANGED AS  
FOUR STUDIO FLATS WITH INVESTMENT  
INCOME AND HMO LICENCE**



This terraced property is situated in a popular area just to the south of West Hill that forms part of the A3. Putney, Wimbledon and Southfields are all within close proximity with their selections of shopping facilities and travel connections. The property has been sub divided into four self-contained studio flats and is let producing an income of £3,800 pcm (£45,600 pa). The property is sold with the benefit of this income and will be of interest to investment buyers. The property was granted an HMO license on 21st July 2021.

#### **ACCOMMODATION**

Four self contained studio flats

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Wandsworth 020 8871 6000  
Council Tax Band D EPC Band D

#### **VIEWING TIMES**

By appointment through the Auctioneers, subject to Government Covid 19 Guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN