



49 Gonville Road, Thornton Heath, CR7 6DF

Investment flat for sale, let to a protected tenant, and being sold with a one half share of the Freehold interest

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

49 Gonville Road, Thornton Heath, Surrey, CR7 6DF

Offers in excess of £185,000 Leasehold and ½ Share of the Freehold Interest

LOCATION: - The property is situated fronting Gonville Road, just off Thornton Road, in Thornton Heath. The property is within walking distance of “Thornton Heath Pond” where a good deal of local shopping is available. Both Thornton Road and nearby London Road are serviced by numerous bus routes which give access to surrounding areas and Thornton Heath has a mainline station. The property shares the location with a mixture of houses and flats with some newbuild property on Thornton Road itself.

DESCRIPTION: - The property comprises a ground floor converted garden flat subject to a protected tenancy. The property forms the ground floor of a two storey period built building and is being sold with the benefit of a ½ share in the Freehold interest. The property is centrally heated with some underfloor heating, partially double glazed and has a good size garden with separate access from the flank. The property is currently laid out as a 1 bedroom flat with an additional study area and a large kitchen/breakfast room. The property may suit eventual reconfiguration into a 2 bedroomed unit.

ACCOMMODATION:

Communal entrance hall
Private entrance hall
Lounge 4.04m x 3.66m plus bay
Kitchen/Breakfast room 3.30m x 6.43m plus bay
Bedroom 3.45m x 3.68m
Office/Study 2.06m x 2.49m
Shower Room/WC 1.12m x 3.15m
Gross overall floor area **66.89m² (720ft²) approx.**

Externally

Small front garden, fair sized rear garden with separate access from the flank.

TENURE: - We understand the property is held under a Lease of approximately 110 years unexpired together with a ½ share in the Freehold interest. The property in turn is subject to a regulated Rent Act protected tenancy at a current rent of £456 per month. We understand that the tenant has undertaken a number of improvements in the flat over the period of occupancy. We understand the tenant is a successor of the original tenant.

USE/PLANNING: - The property comprises a ground floor garden flat arranged as a 1 bedroomed unit with a separate living room, large kitchen / breakfast room and small study. We understand that the property has been used in this configuration for many years and is likely to benefit from the availability of a Certificate of Lawfulness as a self-contained residential unit.

RENT/PRICE: - Offers in excess of £185,000 is sought for our client’s Leasehold and ½ share of Freehold interest subject to the tenancy in place.

EPC RATING: - An EPC has been commissioned and will be provided when available.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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