



Flats 1-8, First & Second Floors

61-65 Chingford Mount Road, London E4 8LU



- For Sale
- Leasehold Residential Block of Flats

Offers in excess of £1,250,000

Contact us on **020 7495 3666** or visit **www.savoystewart.co.uk**

Location

The subject property fronts onto Chingford Mount Road.

Chingford forms part of a popular East London suburb in the London Borough of Waltham Forest.

The area is served by Highams Park overground station (Chingford line) which connects to Liverpool Street main line station. Numerous bus routes pass within the immediate vicinity. Chingford Mount Road forms part of the A112 and the North Circular Road (A406) is nearby.

Description

The premises comprise eight self-contained flats arranged in two blocks above a parade of ground floor shops. The flats are accessed via stairs from a rear pedestrian walkway from Bateman Road.

The property was constructed in the early 1980's.

Accommodation

The premises comprises 8 self-contained flats of two bedrooms, one reception, kitchen and bathroom. They have an approximate area of 725 sq ft, 67.35 sq m. Each flat has its own front balcony.

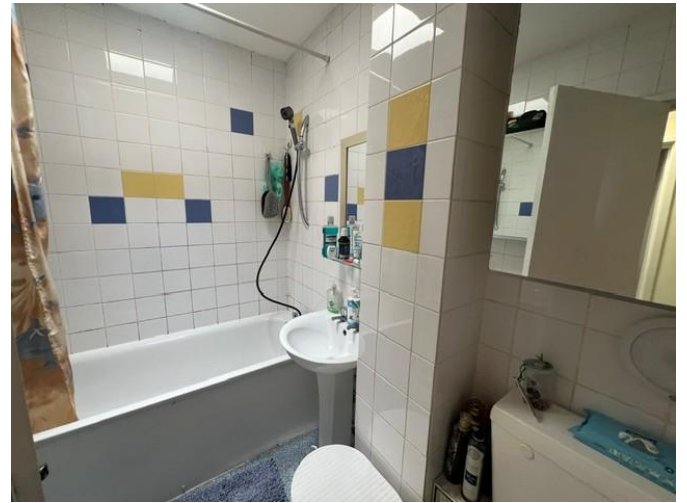


Schedule of Tenancies

Six of the flats are held on AST tenancies. One has been sold by way of long lease, the details being as follows:

Flat 1	Assured Shorthold Tenancy	11 Months from 4/12/2023	£1,000 pcm
Flat 2	Assured Shorthold Tenancy	12 months from 25/12/2023	£1,000 pcm
Flat 3	Vacant		
Flat 4	Long Lease	99 years from 25/12/1982	£50 pa rising to £75 in 2032 rising to £100 in 2057
Flat 5	Assured Shorthold Tenancy	12 months from 1/11/2024	£1,000 pcm
Flat 6	Assured Shorthold Tenancy	12 months from 1/10/2017	£725 pcm
Flat 7	Assured Shorthold Tenancy	12 Months from 30/11/2017	£750 pcm
Flat 8	Assured Shorthold Tenancy	6 months 10/5/2011	£750 pcm

All Assured Shorthold Tenancies are now effectively converted into an Assured Periodic Tenancy



Headlease

The property is owned by way of a headlease for a term of 999 years from the 30th December 2008 at a peppercorn rental.

Price

We are instructed to seek unconditional offers in excess of £1,250,000.

Legal Costs

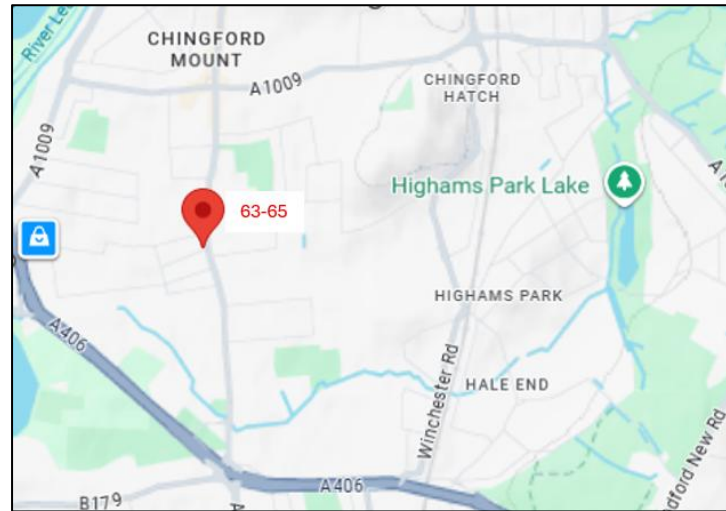
Each party are to be responsible for their own legal costs.

Anti-Money Laundering

In accordance with AML regulations the successful purchaser will be required to provide confirmation of the source of funding along with photographic ID prior to an exchange of contracts.

Viewing and Further Information

Strictly by appointment through sole agents:



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Misrepresentation Act 1967 Savoy Stewart for themselves and for the vendors of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline only for the guidance and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Savoy Stewart has any authority to make or give representation or warranty whatever in relation to this property.