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Blackhorse Lane, London, E17 6AD
By Auction £1,080,000

Nestled in the vibrant area of Blackhorse Lane, London, this remarkable investment opportunity comprises five separate flats, each offering a unique charm and character. Currently, these flats are generating an impressive annual income of £63,600, making this property an attractive prospect for savvy investors seeking to expand their portfolio.

The location is ideal, with excellent transport links and a plethora of local amenities, ensuring that residents enjoy both convenience and comfort. Blackhorse Lane is known for its lively atmosphere, with a variety of shops, cafes, and parks nearby, appealing to a diverse range of tenants.

Each flat has been thoughtfully designed to maximise space and light, providing a welcoming environment for occupants. The property is well-maintained, ensuring that it remains a desirable choice for renters. This investment not only promises a steady income but also the potential for capital appreciation in a thriving area of London.

With its strong rental yield and the opportunity for future growth, this property is a rare find in the current market. Whether you are an experienced investor or looking to make your first foray into property investment, this collection of flats on Blackhorse Lane presents a compelling opportunity that should not be overlooked.



Location

This location offers a plethora of choices for exploring the captivating landmarks of Walthamstow. Just a brief four-minute stroll from the residence unveils the splendour and botanical wonders of Higham Hill Park. Here, you can make use of tennis and basketball courts, a children's play area, and a community café. The recently renovated Cheney Row Park, reopened in May 2019, is also within easy reach—a brisk 13-minute walk or a quick 4-minute bike ride away. This park boasts a nature-themed play area for children, an outdoor amphitheatre, enhanced natural zones for plants and wildlife, and much more. For those seeking a slightly more distant adventure, a 15-minute walk or a 6-minute bike ride takes you to London's largest nature reserve, the 500-acre Green Flag award-winning Walthamstow Wetlands. Here, you can enjoy walking trails, bike rides, and immerse yourself in picturesque scenery. Essential amenities are conveniently close, with the Higham Hill Road Co-op and post office just a short walk from your front door. Indulge in a delightful Sunday roast at the tavern on the hill or savour an excellent Chinese takeaway from Phoenix on Higham Hill Road. Transportation options abound, with five bus stops within 0.24 miles of your front door, offering a diverse range of travel destinations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 miles from the property, respectively, providing both underground and overground transport choices. Lastly, a wealth of nursery, primary, and secondary schools lie within a 0.39-mile radius, all boasting good to outstanding Ofsted ratings.

Rental Income:

Flat 1- £1500 PCM

Flat 2 - Was a shop Currently has Change of use

Flat 3- £1350 PCM

Flat 4- £1400 PCM

Flat 5- £1050 PCM

Flat 1

Rental Income: £1500 PCM

Open Plan Kitchen/Living Room- 17'8 x 14'3

Bedroom One - 10'7 x 8'11

Bedroom Two- 8'11 x 5'11

Shower Room

Flat 3

Rental Income: £1350 PCM

Kitchen- 7'11 x 6'11

Lounge- 16'9 x 10'6

Bedroom- 14'3 x 10'7

Bathroom

Court Yard

Flat 4

Rental Income: £1400 PCM

Open Planned Kitchen/ Lounge - 14'6 x 14'2

Bedroom One - 7'2 x 8'2

Bedroom Two - 7'2 x 8'9

Bathroom- 5'1 x 6'0

Flat 5

Rental Income: £1050 PCM

Open Plan Kitchen/Lounge- 13'10 x 17'10

Bedroom - 7'10 x 10'0

Bathroom - 7'7 x 7'3

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		







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