

N1 INVESTMENT BUYERS ONLY - THREE-BEDROOM APARTMENT WITH TENANT IN SITU



ASKING PRICE £750,000

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Asking price: £750,000
Current rent: £3,850 PCM (£46,200 per annum)
Gross rental yield: approximately 6.16%

A stunning, recently refurbished three-bedroom apartment within a modern development close to Old Street Station. The property is offered exclusively to investment buyers and is currently producing an annual rental income of £46,200.

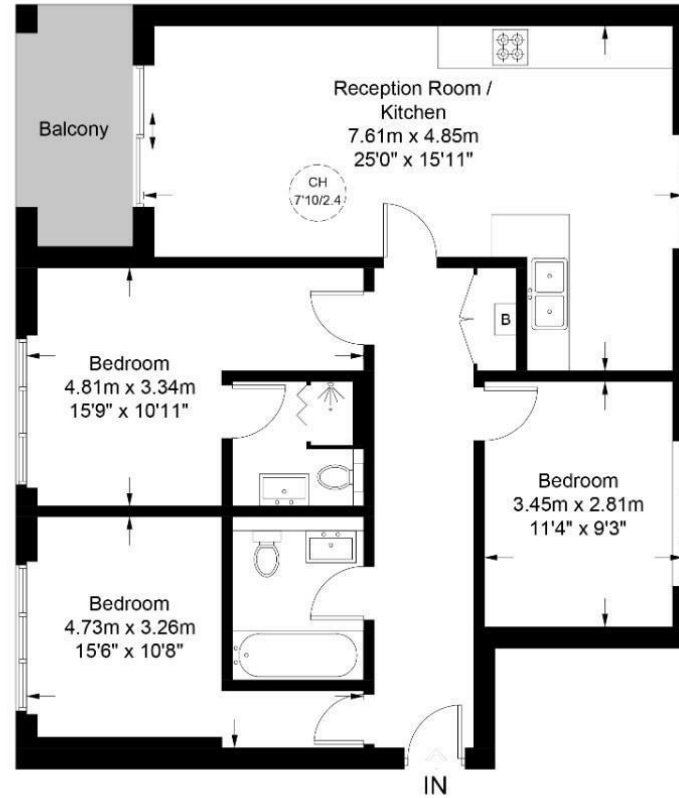
Spacious and beautifully presented throughout, the apartment has been finished to a high standard. The fully equipped kitchen features floor-to-ceiling windows, providing abundant natural light, generous cupboard space and ample work surfaces.

Arranged around a wide central hallway are three double bedrooms, two contemporary bathrooms and a useful storage cupboard.



Westland Place, N1

Approximate Gross Internal Area = 880 sq ft / 81.8 sq m



Second Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID981285)

- Three Bedrooms
- Large Living Area
- 880 Sq.Ft (est.)
- Council Tax Band F
- Ground Rent £350 PA
- Two Bathrooms
- Private Balcony
- EPC Rating B83
- Long Lease 999 Years from 2009
- Service Charge £6,912 PA 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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