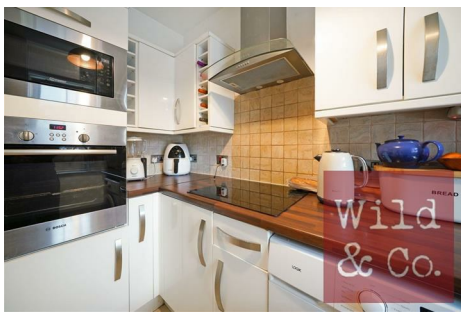


# Wild & Co.

wildandco.uk



## Cranbrook House, E5 8LJ

SUPERB RENTAL INVESTMENT OFFERING 6% ROI. OR GREAT FIRST TIME BUY.

Cranbrook House is part of the popular Pembury Estate, well located for Hackney Downs and Hackney Central overground train stations offering quick links to Liverpool Street train station, as well as numerous bus routes and shops, restaurants and bars on Mare Street and Dalston Lane, along with the areas famous market on Ridley Road.

This one bedroom apartment is a fabulous rental investment with tenants already in occupation. Currently producing a 6% return on investment, which will improve with increasing market rents, and with the tenants happy to stay long term.

Keenly priced to sell this is a brilliant first time purchase, with good length of lease, sensible service charge and no cladding issues. Early viewing is strongly advised.

**Guide Price £300,000 | Leasehold**

# Cranbrook House, E5 8LJ



- Great rental investment.
- Ideal first time purchase.
- 6% Return on Investment.
- 1930's built.
- Tenants in occupation.
- Top floor.

## PROPERTY DETAILS

SUPERB RENTAL INVESTMENT OFFERING 6% ROI.

OR GREAT FIRST TIME BUY.

TENANTS IN SITU,

WELL LOCATED FOR HACKNEY DOWNS AND HACKNEY CENTRAL TRAIN STATIONS.

QUICK LINKS TO LIVERPOOL STREET.

VIBRANT COSMOPOLITAN AREA.

INDEPENDANT EATERIES AND BARS.

## COMPRISING

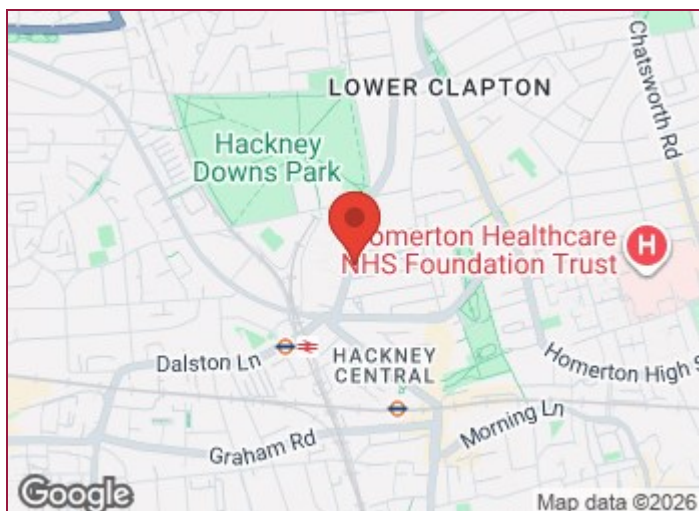
ENTRANCE HALL

RECEPTION ROOM

SEPERATE KITCHEN

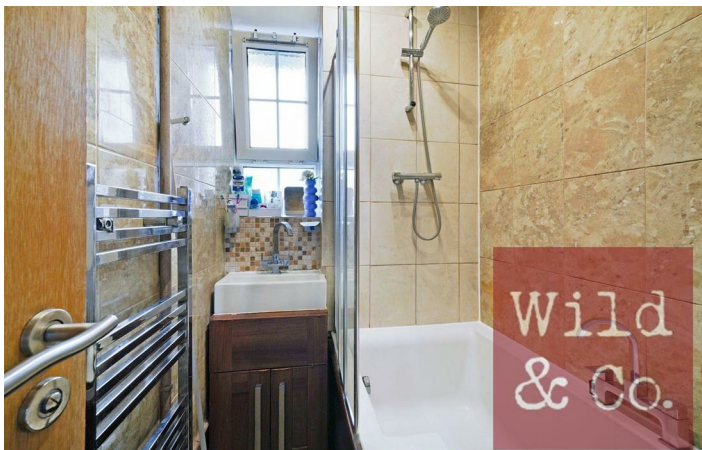
BATHROOM

NICELY DECORATED



## Directions

Cranbrook House is part of the Pembury Estate. The block is at the front of the estate on Pembury Road itself.

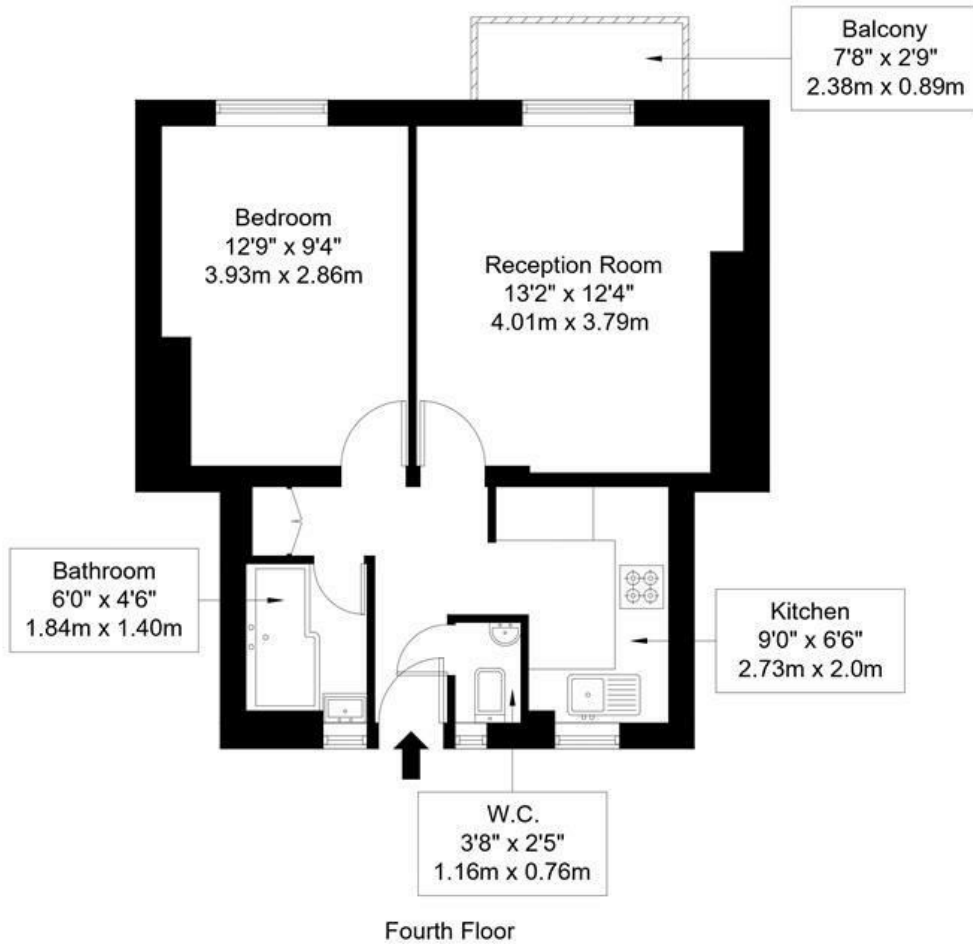


# Pembury Road, E5 8LJ

Approx Gross Internal Area = 41.08 sq m / 442 sq ft

Balcony = 2.12 sq m / 23 sq ft

Total = 43.2 sq m / 465 sq ft



Ref :

Copyright

**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	51	66

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.