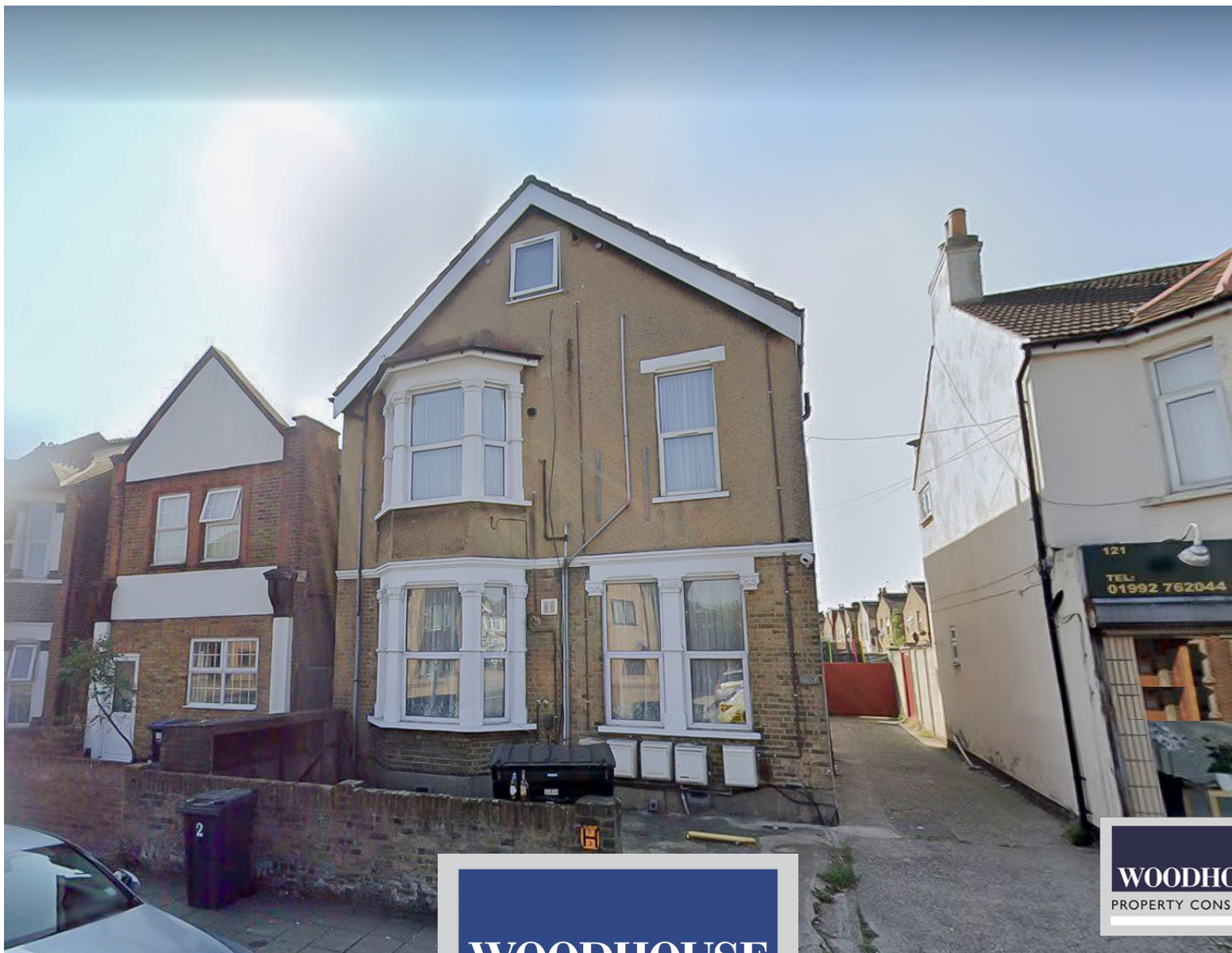


123 Ordnance Road, Enfield, Greater London. EN3 6AF

£995,000 Freehold

FOR SALE



WOODHOUSE
PROPERTY CONSULTANTS

WOODHOUSE
PROPERTY CONSULTANTS

PROPERTY DESCRIPTION

Woodhouse are pleased to offer this investment opportunity with an immediate cashflow upon completion. The current agreement is for all 5 units with a current term up to December 2023. In total the monthly rental income is £3,800 (£45,600pa) though based on the current rental trends there should be scope for an increase in the future.

The breakdown of rents is as follows:-

3 x 1-bed units @ £800pcm

2 x studio units @ £700pcm

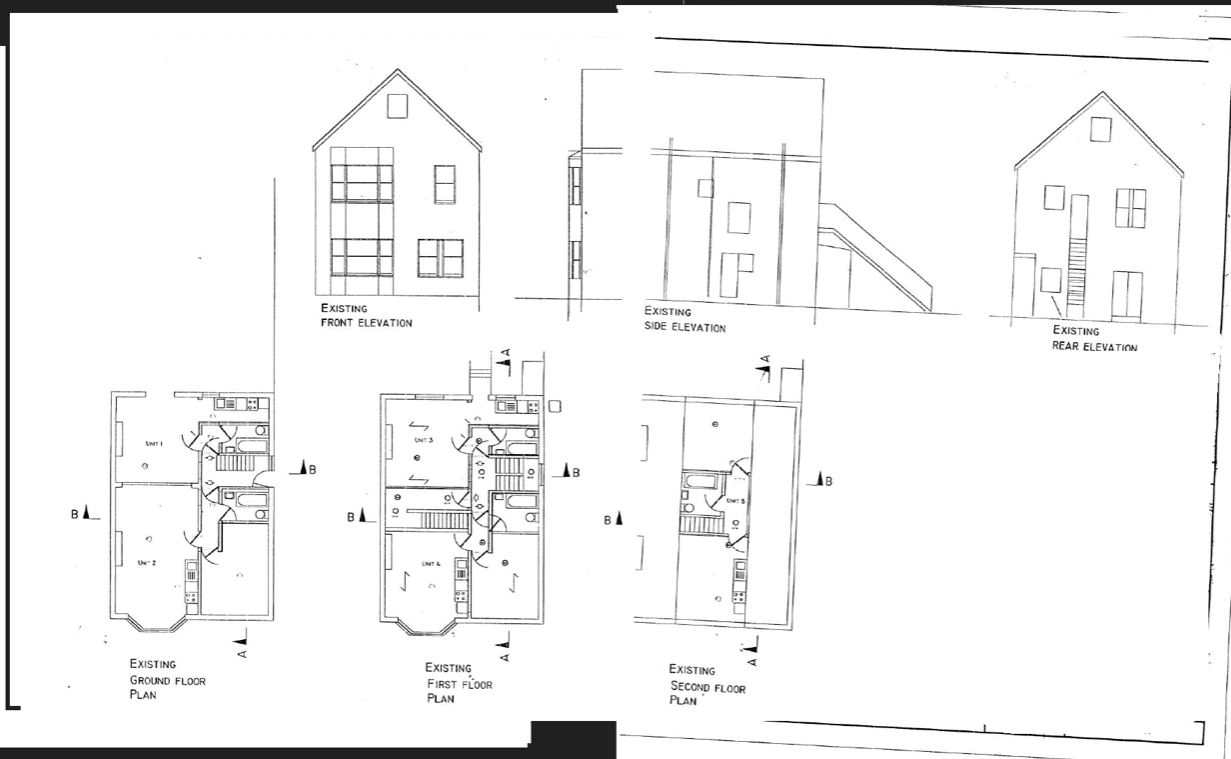
There is a communal garden to the rear, with potential to extend there STPP.

Ordnance Road is ideally situated between two stations - Turkey Street and Enfield Lock. There are a host of shops and eateries nearby, with excellent road links only a few minutes away (the A10 and the M25).

For further discussion and / or questions please do get in touch.

FEATURES

- Freehold Investment Opportunity
- 5 x self-contained units all let
- Rental income of £3,800pcm (£45,600pa)
- Potential to extend STPP
- Excellent location due to immediate amenities and transport links
- Walking distance to 2 x Stations
- Close to A10 & M25
- Contact Woodhouse today



ROOM DESCRIPTIONS

FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	