



HMO Investment For Sale Long Leasehold (199 year from 2015)

13a,14a & 16 Well Hall Parade Eltham SE9 6SP

- Arranged over 3 adjacent Properties
- Fully Let Producing - £155,640 pa
- 17 Rooms all ensuite & a self-contained 2 Bed Flat

Location

The 3 properties are located on Well Hall Parade close to the junction of Well Hall Road (A208) and within 250 yards of Eltham Railway Station with direct trains to Central London. Eltham High Street is within a mile to the south and Woolwich is 2 miles to the North. The area has good transport links with numerous bus routes using Well Hall Road, the A2 and South Circular being approx. half a mile away.

Accommodation & Tenancy Information

Arranged over 3 property addresses with a mixture of rooms ranging from: -

1 x 2 Bed flat, 2 x Studio & 15 x Double en suites, there are also separate shared kitchens within each property.

Schedule of Accommodation and Floor Plans on following pages

Current Combined Rent - £155,640 pa exclusive of services.

Tenure

Leasehold - Each of the 3 property addresses are held on separate long leasehold titles for 199-years from 2015.

Price

Upon Application

Anti-Money Laundering

Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company general AML checks.

Rates

Further information is available upon request.

Legal Fees

Each Party to pay their own costs.

Viewing

For further information please contact sole agents.

Jason Grant

T : 020 8506 9900 / 9905

M: 07956 380 992

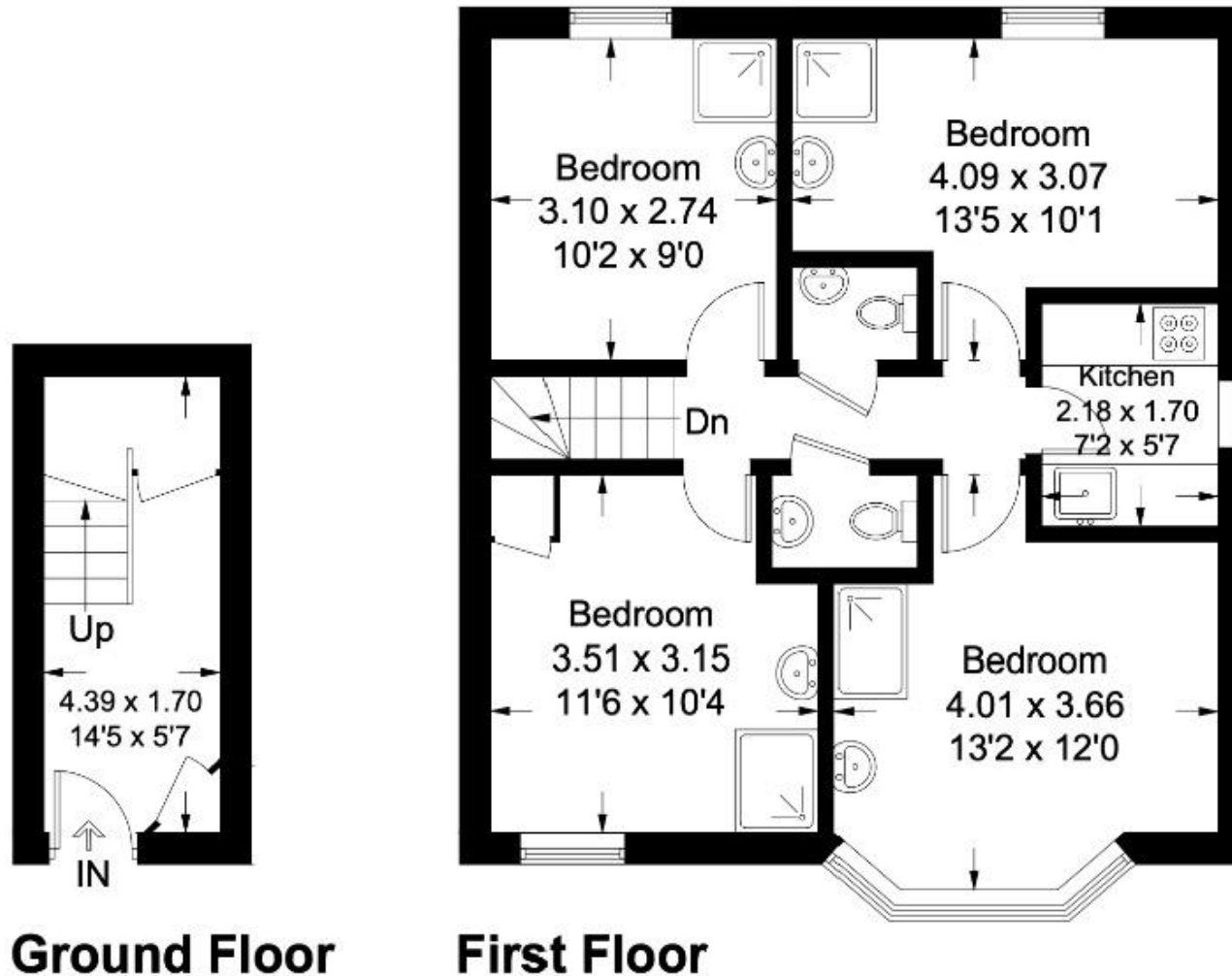
E: jason@countrywidecomm.co.uk

Property	Rent PCM	Tenancy	
		Start	End
13a Well Hall Parade			
Room 1	£600	06/08/2021	05/08/2022 + rolling
Room 2			
Room 3			
Room 4	£650	25/09/2022	24/09/2023
14a Well Hall Parade			
Room 1	£1,500	03/10/2022	02/10/2023
Room 2	£1,100	10/06/2022	09/06/2023
Room 3	£500	01/10/2022	30/08/2023
Room 4	£680	05/08/2022	04/08/2023
Room 5	£1,000	01/05/2022	31/03/2023
Room 6	£700	05/08/2021	04/08/2022 + rolling
Room 7	£695	02/09/2022	01/09/2023
Room 8	£875	01/08/2022	31/07/2023
16 Well Hall Parade			
Room 1	£800	14/09/2022	13/09/2023
Room 2	£675	06/08/2022	05/08/2023
Room 3	£850	15/09/2022	14/09/2023
Room 4	£600	06/03/2022	05/03/2023
Room 5	£850	17/08/2022	16/08/2023
Room 6	£895	15/04/2022	04/04/2023

HMO SERVICES
LONDON

13 Well Hall, Parade

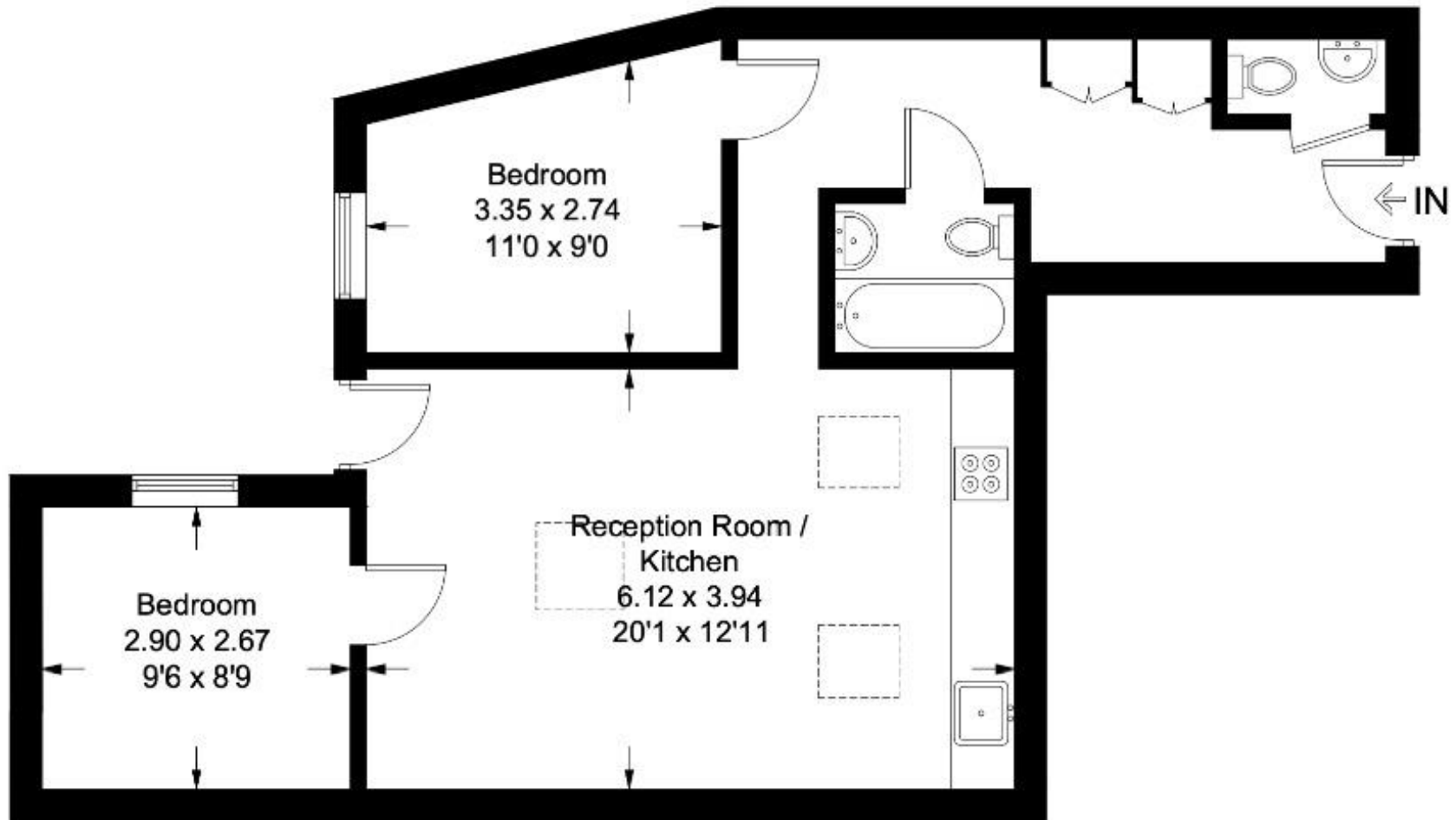
Approximate Gross Internal Area = 62.3 sq m / 670 sq ft



1, 14 Well Hall Parade

HMO SERVICES
LONDON

Approximate Gross Internal Area = 57.4 sq m / 618 sq ft

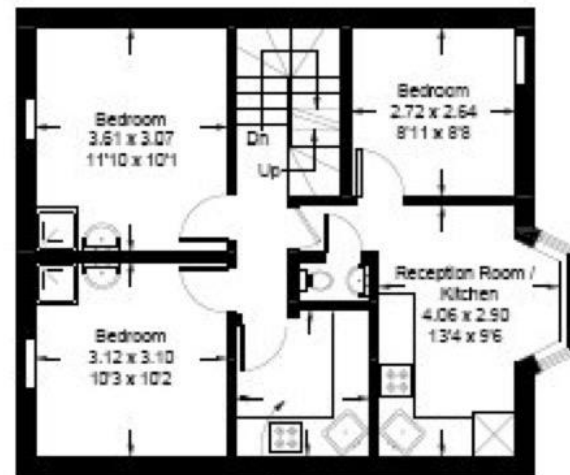


Ground Floor

14 Well Hall Parade

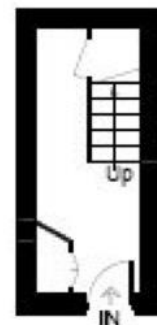
HMO SERVICES
LONDON

Approximate Gross Internal Area = 152.3 sq m / 1639 sq ft
(Excluding Eaves)



First Floor

Kitchen
2.13 x 2.34
7'0 x 7'8



Ground Floor

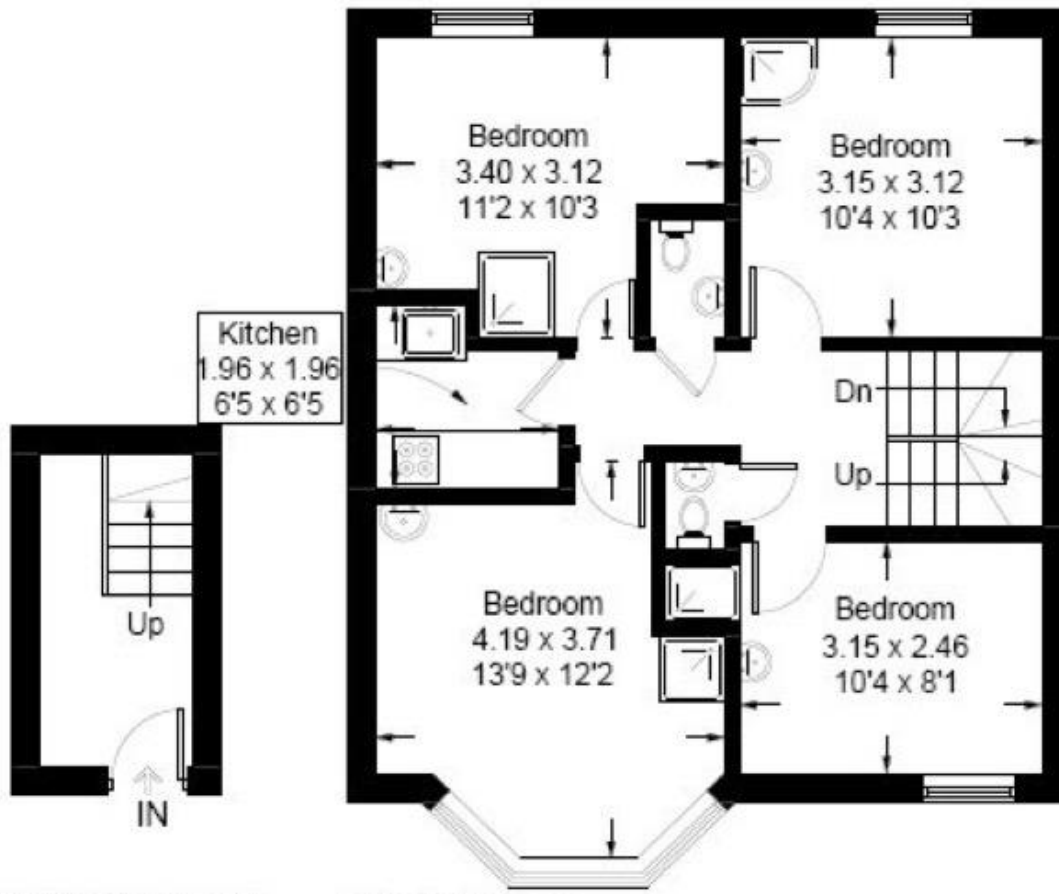


Second Floor

HMO SERVICES
LONDON

Approximate Gross Internal Area
 = 102.3 sq m / 1101 sq ft
 Approximate Eaves Space
 = 7 sq m / 75 sq ft
 Total Areas Shown on Plan
 109.3 sq m / 1176 sq ft

16 Well Hall Parade

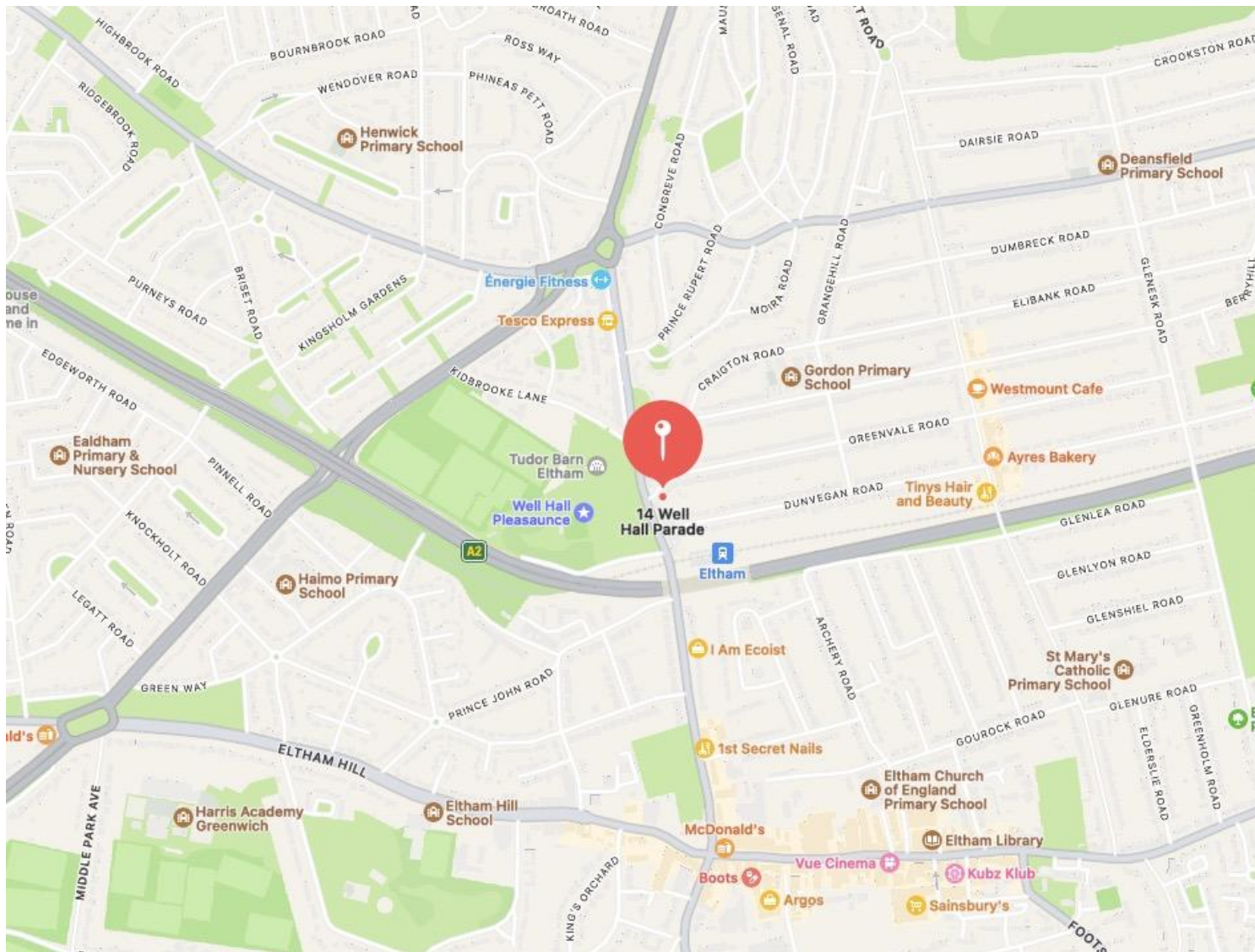


Ground Floor

First Floor



Second Floor



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, its Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.