



SITUATION

Located within the heart of Abbey Wood close to the A2041 just a short walk from a **Sainsbury's Superstore, McColls, Post Office, Greggs** and Abbey Wood Station (Southeastern Rail Line).

Abbey Wood is positioned approx. 2½ miles east of Woolwich, 3 miles south-east of London City Airport and some 6 miles east of Canary Wharf.

PROPERTY

An end of terraced building planned on ground, first and second floors comprising **6 Rooms (each with a Shower Room/WC) together with 2 communal Kitchens.**

In addition, the property includes:

- 3 Phase electricity
- uPVC double glazing
- Front garden
- First Floor Balcony
- Garage

VAT is NOT applicable to this Lot

FREEHOLD

£56,217.60 p.a.
(see Notes 1 & 2)

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

ACCOMMODATION

Ground Floor

2 Rooms (each with Shower Room/WC)

First Floor

2 Rooms (each with Shower Room/WC)

Communal Kitchen and Balcony

Second Floor

2 Rooms (each with Shower Room/WC)

Communal Kitchen

TENANCY

The entire property is let to **District Homes CIC (District Homes is a non profit registered provider of social housing – visit: districthomes.org.uk)** for a term of 5 years from 15th February 2016 at a current rent of **£56,217.60 per annum (£4,684.80 pcm) exclusive (see Notes 1 and 2).**

Tenant's Break at any time on one month's notice.

Note 1: District Homes sublet the Rooms on ASTs.

Note 2: The Tenant is to pay rent to the Freeholder within 5 working days after receipt of rent from the Sub Tenant – refer to lease.

Note 3: The property is registered as an HMO, but a Licence is not required whilst the property is let to a Housing Association.

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts