



**To be sold via unconditional auction  
(28-day immediate exchange)**



- ✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE AUCTION (UNCONDITIONAL 28-DAY / IMMEDIATE EXCHANGE)**
- ✓ Bidding opens on Wednesday 18th May at 12:00 and closes on Tuesday 24th May at 12:00 with a GUIDE PRICE of £130,000. CASH BUYERS ONLY
- ✓ Excellent investment property in great South West London (Zone 5) location with solid rental yield - current rent £815pcm = 7.52% gross yield (based on guide price)
- ✓ Cash buyers only (due to minimum space requirements)
- ✓ 1 open plan bedroom with small amount of storage space
- ✓ Electric storage heaters + Double glazed windows
- ✓ Large roof terrace (with development potential STPP)
- ✓ Ideal location for amenities, transport links and Ofsted-rated 'Good' + 'Outstanding' schools
- ✓ Sold with tenants in-situ (property is well looked after), no/low service charge, buildings insurance at £60 per annum + 982 years remaining on the lease



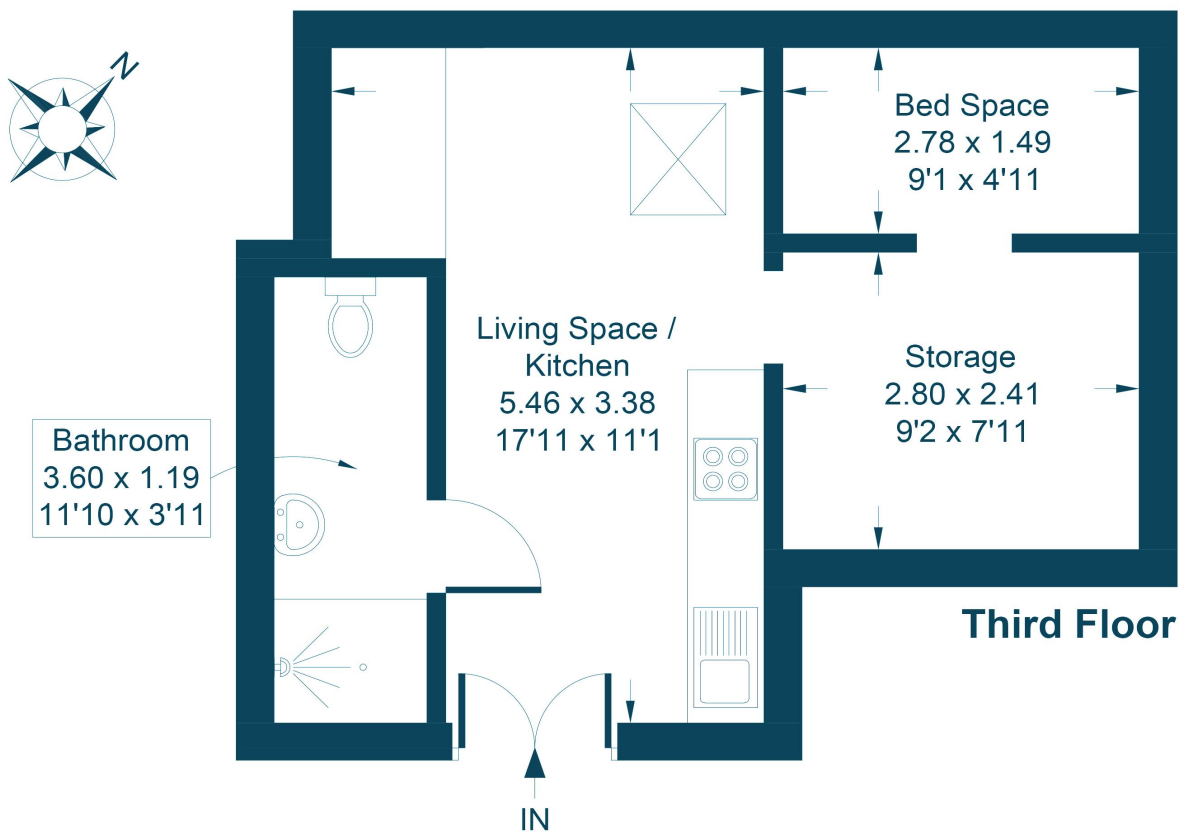






# Floor Plan

Approximate Gross Internal Area = 32.09 sq m / 345 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

## Property Particulars



### Living Room 1

5.46m x 3.38m (17.11ft x 11.10ft)



### Bathroom 1

3.60m x 1.19m (11.10ft x 3.11ft)



### Bedroom 1

2.78m x 1.49m (9.10ft x 4.11ft)



### Floor plan

32.09 sq m (345 sq ft)

## Overview

This 1-bed flat is situated above shops in close proximity to a bustling high street, with an array of shops and amenities. Accessed via a spiral staircase leading to a large enclosed terrace.

## Description

Lounge - An open-plan lounge leads from the kitchen with a direct door that leads into the bedroom area | Kitchen - A range of modern floor and wall-mounted cupboards, French doors leading to the roof terrace, integrated oven, 4 ring hob, extractor hood, stainless steel sink with drainer and mixer tap, space for washing machine, tiled walls | Bedroom - A compact small double room featuring: sloping ceilings, ceiling mounted light fitting, electric storage heater | Bathroom - The bathroom features a modern shower enclosure, white toilet, white basin, floor-to-ceiling tiling, and tiled flooring | Terrace - Large outside space (rare for location) with potential to extend the existing accommodation, subject to planning permission.



## Energy Rating

An Energy Assessor visited the property in 2010 and gave this property an Energy Rating of D.

EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a D rating it must score 55-68 Standard Assessment Procedure points.

Score

Energy Rating

92+

A

81-91

B

69-80

C

55-68

D

59 | D

39-54

E

21-38

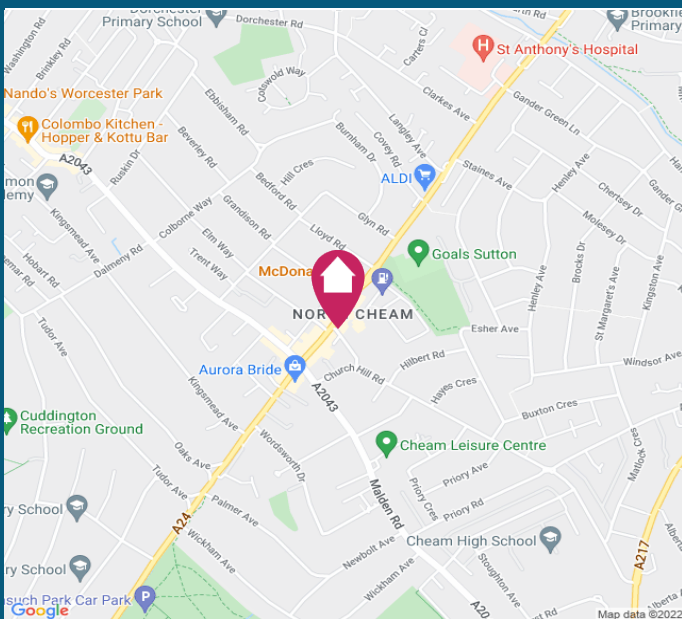
F

1-20

G



## Location



The flat is situated approximately 10 miles from central London in the leafy suburbs of Surrey and South West London. With regular trains every 15 minutes, various Central London stations are accessible within approximately 30 minutes.



## Schools

- ✓ Brookways School (Ofsted-rated 'Good') is 0.22 miles away
- ✓ St Cecilia's Catholic Primary School (Ofsted-rated 'Outstanding') is 0.37 miles away
- ✓ Cheam Park Farm Primary Academy (Ofsted-rated 'Outstanding') is 0.48 miles away
- ✓ Cheam High School (Ofsted-rated 'Good') is 0.53 miles away
- ✓ Cheam Common Junior Academy (Ofsted-rated 'Good') is 0.53 miles away

## More Information

- ✓ Auction Terms + Conditions
- ✓ Anti-Money Laundering(AML) Requirements
- ✓ Auction Legal Pack(registration required)
- ✓ Auction Buyer's Guide

Our enquiry line - **0800 044 3797** - is open 24 / 7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

## Viewings

Viewings available 7 days a week (excluding Christmas and Boxing day).

All viewers must observe our COVID-19 Viewing Policy



## Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license).

For a full list of requirements please see the legal pack documents.



## Buyer Reservation Fee

A fee of 2% + VAT (non-refundable) will be due from winning bidder.



## Auction Finance

Property Solvers is fully available to assist with **auction / bridging finance**.

Please **click here to complete our form** or email us at **[auctions@propertysolvers.co.uk](mailto:auctions@propertysolvers.co.uk)**.