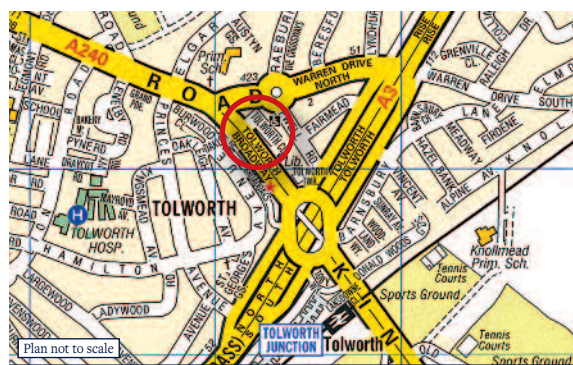


**LOT
65**

Chancery House, Tolworth Close Tolworth, Nr Surbiton, Surrey KT6 7EW



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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

A recently converted and fully refurbished residential block arranged as nine flats (six studios, 2 x one bedroom and 1 x two bedroom) with 13 parking spaces. Eight flats let on Assured Shorthold Tenancies, one vacant. Conveniently located for Tolworth Broadway shops and station. **Part vacant investment let at £86,924.12 per annum.**

Tenure

Freehold.

Location

- Tolworth is a popular South West London suburban residential area located between Surbiton and Ewell
- Tolworth Close runs between Tolworth Broadway and Ewell Road
- The shopping amenities along Tolworth Broadway, including a Tesco Express and an M&S Simply Food, are conveniently close by
- The leisure areas of Alexandra Park are nearby
- Easy access to the A3 provides good links into Central London and to the M25, M23 and Gatwick Airport

🚗 Tolworth

Description

- A part two, part three storey residential block recently converted and refurbished to a modern standard
- Most flats have gas central heating, double glazing, a tiled bathroom and modern fitted kitchen with appliances
- There are 13 car parking spaces

Accommodation and Tenancies

Unit/Floor	Accommodation	Tenancy	Rent
Flat 2, Ground Floor	Studio Room, Kitchen, Bathroom/WC (Approx 400 sq ft)	12 Month Assured Shorthold Tenancy from 10th October 2017	£827.42 p.c.m.
Flat 2A, Ground Floor	Studio Room, Kitchen, Bathroom/WC (Approx 400 sq ft)	Vacant	-
Flat 3, Ground Floor	Studio Room, Kitchen, Bathroom/WC (Approx 400 sq ft)	12 Month Assured Shorthold Tenancy from 21st July 2017	£750 p.c.m.
Flat 3A, Ground Floor	Studio Room, Kitchen, Bathroom/WC (Approx 400 sq ft)	12 Month Assured Shorthold Tenancy from 19th July 2017	£860.61 p.c.m.
Flat 4, First/Second Floor	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC (Approx 935 sq ft)	15 Month Assured Shorthold Tenancy from 13th November 2017	£1,150 p.c.m.
Flat 5, Second Floor	Reception Room, Bedroom, Kitchen, Bathroom/WC (Approx 440 sq ft)	12 Month Assured Shorthold Tenancy from 15th October 2017	£1,060.80 p.c.m.
Flat 5A, First Floor	Studio Room, Kitchen, Bathroom/WC (Approx 430 sq ft)	12 Month less one day Assured Shorthold Tenancy from 5th June 2018	£772.50 p.c.m.
Flat 6, First Floor	Reception Room, Bedroom, Kitchen, Bathroom/WC (Approx 515 sq ft)	14 Month Assured Shorthold Tenancy from 7th December 2017	£875 p.c.m.
Flat 6A, First Floor	Studio Room, Kitchen, Bathroom/WC (Approx 460 sq ft)	12 Month Assured Shorthold Tenancy from 1st April 2018	£795.68 p.c.m.
	13 Car Parking Spaces	7 currently let at £260 p.a.	

Total Current Rent £86,924.12 per annum with vacant possession of Flat 2A and 6 car parking spaces

Viewing

Please refer to our website savills.co.uk/auctions