

# WELLING

172 UPPER WICKHAM LANE

DA16 3DX

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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## RESIDENTIAL INVESTMENT OPPORTUNITY 5 x TWO BED FLATS



### Location/Description

Welling is a busy and densely populated residential suburb situated in the London Borough of Bexley. The town is popular with commuters and Welling Railway Station is located approx. 0.5m away whilst the A2 and M25 are directly to the South of the town providing access into Central London and Dover. The property is situated in a prominent

main road position at the junction with Queens Road and comprises a detached three storey building with parking for up to five vehicles together with cycle storage within the rear yard. The available residential accommodation is set out over first and second floor levels and is configured to provide five x two bedroom flats accessed via a dedicated entrance at the rear all let subject to Assured Shorthold Tenancies. The two first floor flats benefit from large outdoor terraces. The building and flats have been well maintained and are in excellent condition suitable for either letting or owner occupation. Internally the typical layout provides entrance hall, kitchen, living area, bathroom and two bedrooms. Each kitchen benefits from having granite worktops, a gas hob, electric oven and fridge / freezer. Bathrooms benefit from having showers fitted above the baths. Each flat is fitted with gas fired boiler providing hot water and heating.

### Accommodation

(with approximate floor areas)

Flat 1:	744sq.ft	69.1sq.m
Flat 2:	738sq.ft	68.5sq.m
Flat 3:	732sq.ft	68.0sq.m
Flat 4:	755sq.ft	70.1sq.m
Flat 5:	755sq.ft	70.1sq.m
<b>Total Floor Area:</b>	<b>3874sq.ft</b>	<b>359sq.m</b>

## Tenancies / Price

**Tenancies:** All five flats are let subject to Assured Shorthold Tenancies and the property produces a total income of **£74,760** per annum (gross) in accordance with the following tenancy schedule;

Flat 1: 2 bed, 2 bath - £1250 pcm  
 Flat 2: 2 bed, 1 bath - £1180 pcm  
 Flat 3: 2 bed, 2 bath - £1300 pcm  
 Flat 4: 2 bed, 1 bath - £1250 pcm  
 Flat 5: 2 bed, 1 bath - £1250 pcm

**Tenure:** Long leasehold for a term of 999 years from 8<sup>th</sup> November 2012. A copy of the lease is available on request. A service charge of approx. £1,200pa is due payable to the Freeholder.

**Price: £1,475,000 (One Million Four Hundred & Seventy Five Thousand Pounds)** for the long leasehold interest, subject to the existing tenancies. Subject to contract.

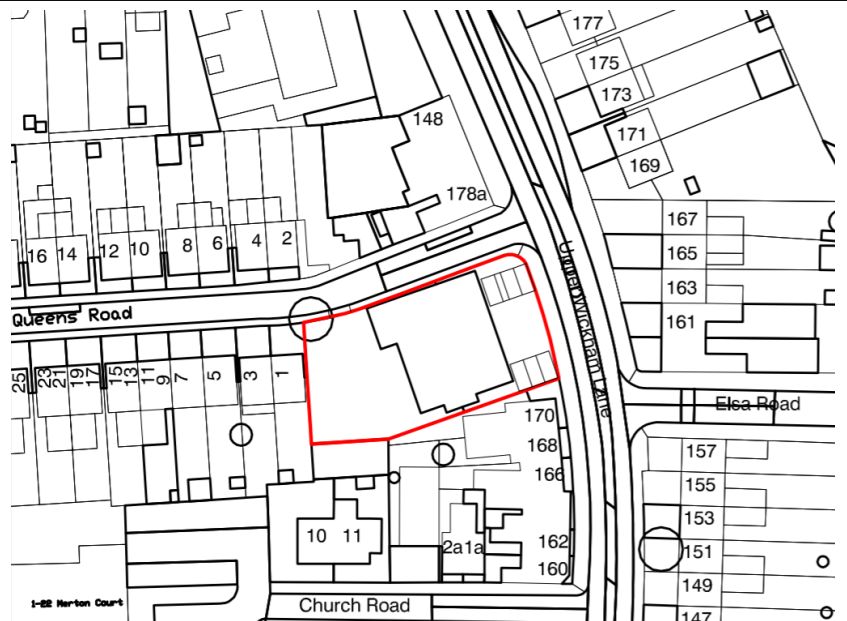
**VAT:** The property has not been elected for VAT purposes.

## EPC / Floor Plans

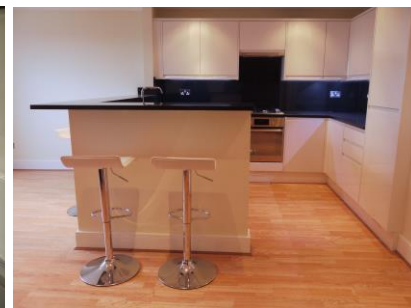
The following documents are available via the selling agent;

Floor Plans  
 Electrical Certificates  
 Gas Safety Certificates  
 Sample AST  
 Energy Performance Certificates

## Location Plan



## Internal Photos



## Contacts

For further information or to arrange a viewing please contact:

**Contact:** Mandeep Cheema  
**Email:** [mc@linays.co.uk](mailto:mc@linays.co.uk)