



4 Chatsworth Road

London, E5 0LP

Income producing mixed use freehold investment for sale in Clapton.

2,483 sq ft
(230.68 sq m)

- Mixed Use Building
- Freehold Available
- Investment Sale
- Fully Let to 3 Tenants
- £1,725,000 Asking Price

4 Chatsworth Road, London, E5 0LP

Summary

Available Size	2,483 sq ft
Price	£1,725,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A mixed use freehold investment for sale in the heart of Clapton, on the popular Chatsworth Road. The property is comprised of a ground floor (Class E) commercial space, a one double bedroom apartment on the 1st floor with it's own roof terrace, and a two double bedroom duplex on the 2nd and 3rd floors.

The apartments have recently undergone an extensive refurbishment which are finished to an impeccable standard throughout, both are let on ASTs and the ground floor commercial unit has a lease agreement pending.

Location

Chatsworth Road is a thriving street in an area which has seen significant regeneration over the last decade. It is home to numerous new artisan and independent shops which complement the traditional traders, several bars and restaurants and a popular Sunday market. The unit is toward the southern end of the street, close to Homerton hospital and less than half a mile from Homerton Overground station.

Accommodation

The accommodation comprises of the following

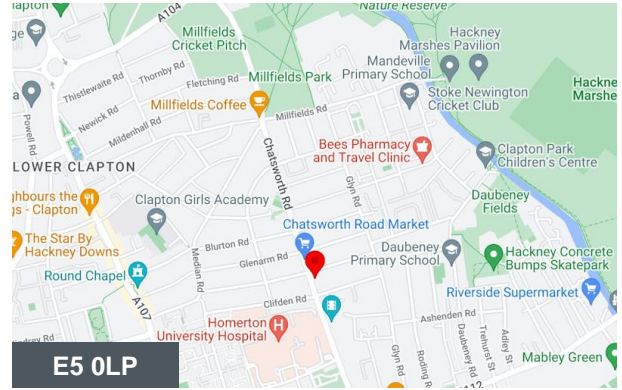
Name	sq ft	sq m	Availability
Unit - Ground Floor Commercial	1,000	92.90	Let
Unit - 1st Floor 1 Bed Flat	617	57.32	Let
Unit - 2nd & 3rd Floor 2 Bed Flat	866	80.45	Let
Total	2,483	230.67	

Terms

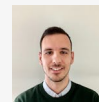
The freehold is available to purchase on an unconditional basis, subject to an asking price of £1,725,000. All other terms and conditions by negotiation.

Tenancy Schedule

Tenancy schedule available upon request.



Viewing & Further Information



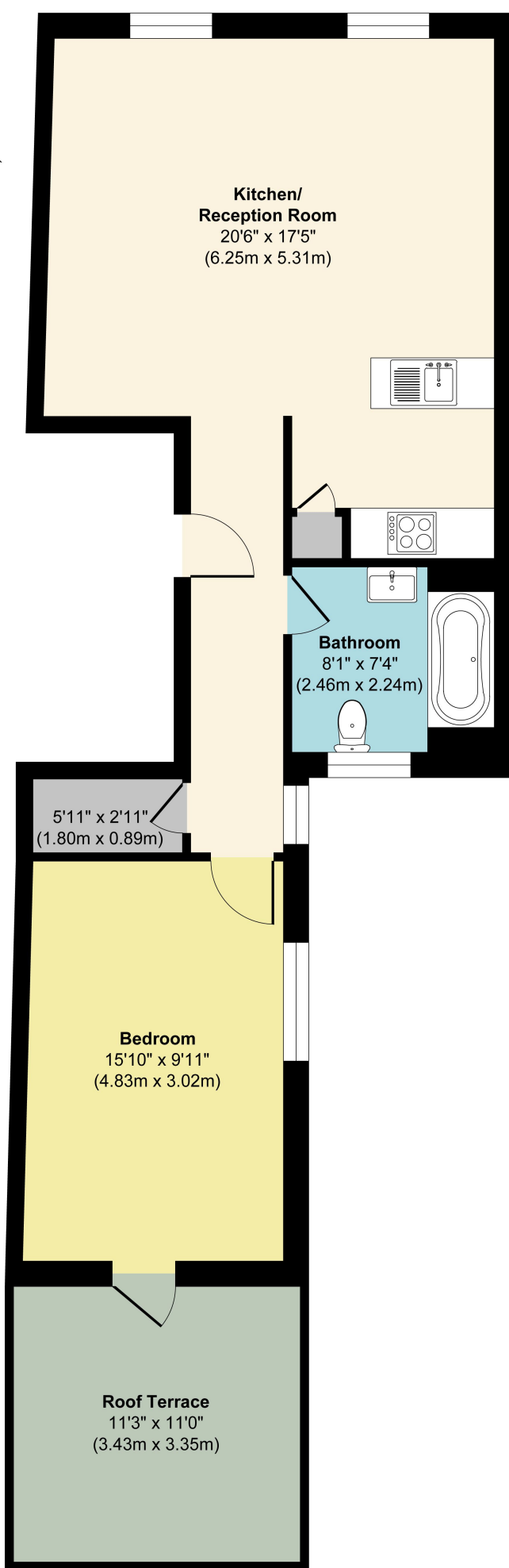
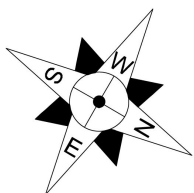
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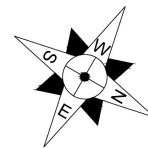


First Floor
Approximate Floor Area
617 sq. ft
(57.32 sq. m)

Approx. Gross Internal Floor Area 617 sq. ft / 57.32 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property



**Kitchen/
Reception Room**
20'4" x 17'5"
(6.20m x 5.31m)

Bathroom
10'7" x 7'7"
(3.23m x 2.31m)

First Floor
Approximate Floor Area
457 sq. ft
(42.45 sq. m)

Bedroom
16'10" x 12'11"
(5.13m x 3.94m)

Bedroom
10'5" x 8'10"
(3.18m x 2.69m)

Second Floor
Approximate Floor Area
409 sq. ft
(37.99 sq. m)

En-suite
10'3" x 3'1"
(3.12m x 0.94m)

Approx. Gross Internal Floor Area 866 sq. ft / 80.44 sq. m

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