



 **3**
Bedrooms

 **2**
Bathrooms

GRACECHURCH



CASH INVESTMENT BUYERS ONLY | Three DOUBLE Bedrooms | 904 Sq Ft | Split Level Maisonette | Private Garden | Bruce Grove Station 0.5 miles | White Hart Lane Station 0.8 miles

****Cash & Investment buyers only****

Gracechurch Property Services are delighted to offer this THREE BEDROOM Split Level Maisonette, situated within Tottenham N17.

Rochford has been recently refurbished by the current Vendor and provides just over 904 square foot of spacious living. Along with the large lounge and modern kitchen-diner, the property also benefits from a private rear garden and first floor balcony. There is a family bathroom on the upper level along with a ground floor w/c, both fully fitted to a high specification.

The development has undergone a multi-million pound investment in recent years and is located within walking distance to the ever popular Lordship Recreation Ground and the famous Bruce Castle Museum and Park. Bruce Grove Station (0.5 miles), White Hart Lane Station (0.8 miles) and Seven Sisters Station (0.9 miles) are all close by, offering convenient access into the City.

Please note, the property is currently let at £1595.62 PCM, therefore offering an investment opportunity, providing an 7.4% Yield. Speak to our team to discuss rental options and maximising your income.

Other Information...

Vendors Position: Chain Free

Council Tax Band: B (£1326 per year)

Tenure: Leasehold 94 Years Remaining.

Rental Value: Currently Achieving £1595.62 PCM

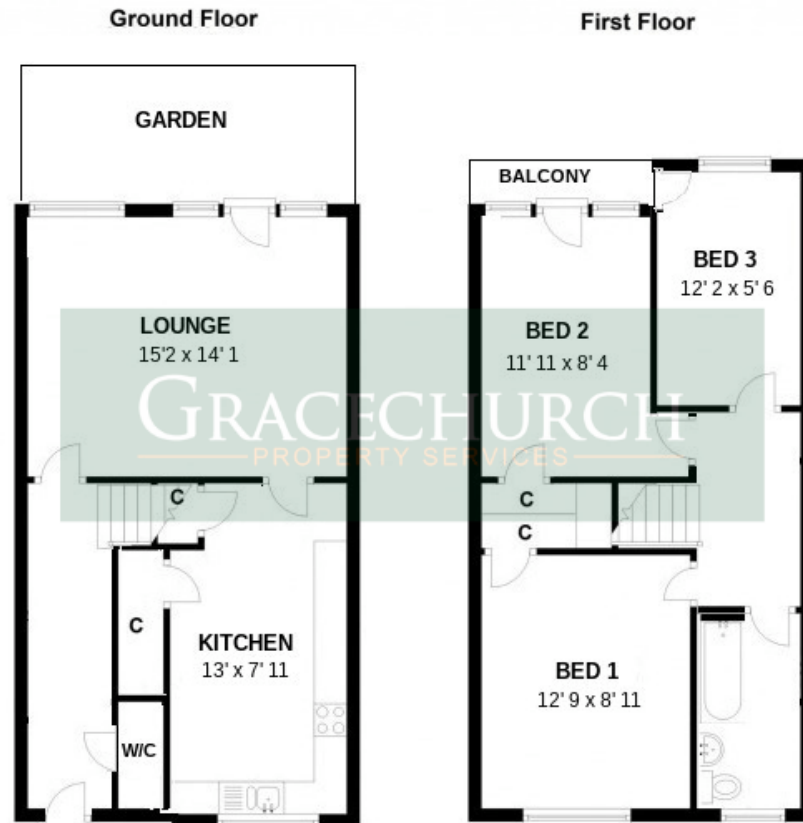
Service Charge: £150 Per Month*

Ground Rent: £10 Per Annum*

Other Information: Concrete Development, therefore only available to cash buyers

*Awaiting Vendors confirmation on exact figure.

Rochford, Griffin Road, Tottenham, London N17 6HX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

