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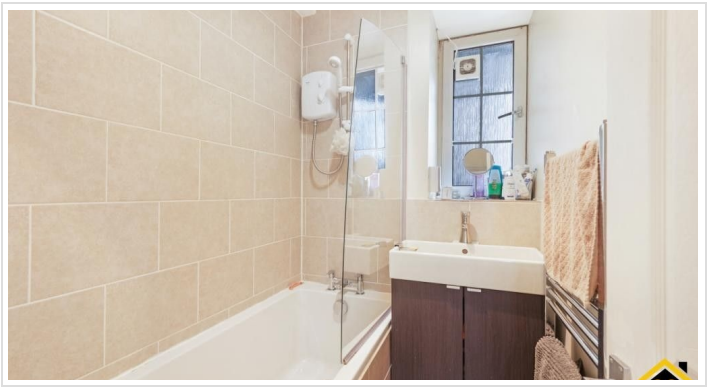
4 Bed Flat In Welland Street , London, SE10 9DN

£450,000











SHORT DESCRIPTION

Property Ref: 17586 Four-bedroom Greenwich flat with an excellent opportunity to get on the housing ladder as a live-in landlord. The flat is HMO licensed and 3 of the 4 rooms can be rented out with you living in it. The flat is a leasehold in Stanton House, Greenwich, currently arranged as four bedrooms, two bathrooms, and a shared kitchen and living area. The layout offers particular appeal to buyers looking to make the property their own home while generating rental income from the remaining bedrooms. The current owners previously lived in the flat themselves while renting out the other rooms, allowing them to offset their mortgage payments. Void periods between tenants have been virtually zero thanks to the great location. The original kitchen was converted into a second bathroom, with the adjacent room now being an open-plan kitchen and living space. The property has an existing HMO licence and is currently let to four tenants, generating a total gross rental income of £41,400 per year (bills included, and before costs and tax), but could be increased. The flat will appeal to first-time buyers looking to get on the housing ladder with supplementary rental income to offset mortgage payments, or investors (HMO or other) looking for an established rental property. Key features: - Currently arranged as four bedrooms - Two bathrooms - Shared kitchen and living area - Existing HMO licence - Established room-rental history with zero void periods - Currently generating £3,450 per month in gross rent (incl. bills) - Lease with more than 100 years remaining - Ideal for owner occupation alongside lodgers or tenants to offset mortgage payments The property is currently tenanted but could be made vacant upon request. It has been granted an HMO licence, but any purchaser intending to continue HMO letting would need to obtain their own licence. The owners are happy to walk you through the financial set-up if you are interested. Tenure: Leasehold Address: Flat Stanton House, Greenwich, London SE10 Viewings by arrangement. Property Type: Flat Full selling price: £450000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 101 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £2290.00 Council tax band: A EPC rating: C Measurement: 780 sq.ft. Parking: On street Heating Type: Central, Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Tenanted ----------
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4
Bed Room(s)

2
Bath Room(s)

1
Living Room(s)

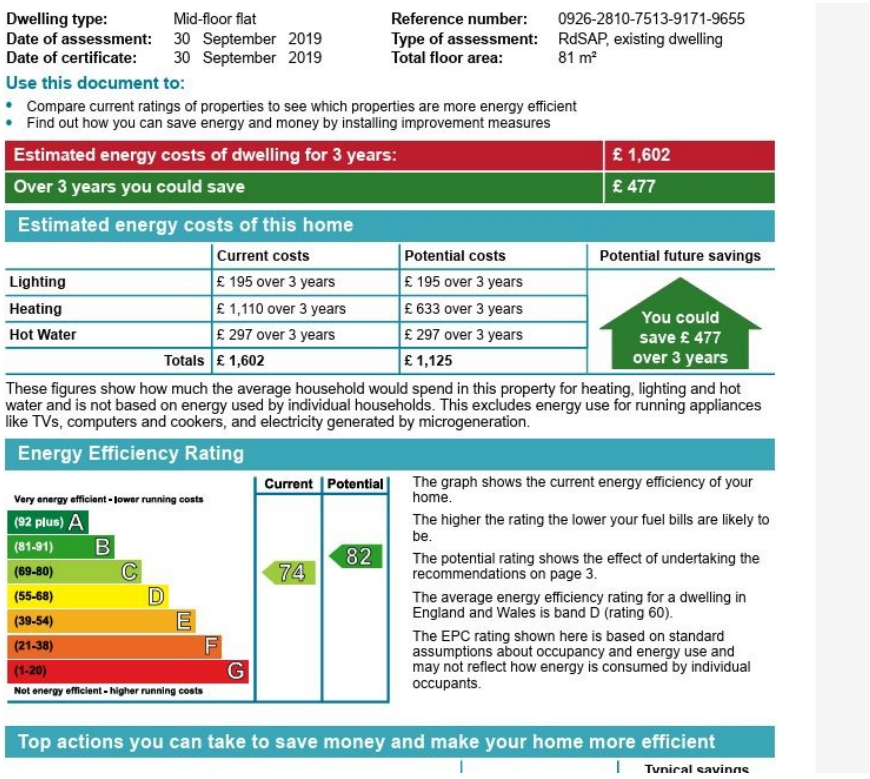
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Dwelling type: Mid-floor flat
Date of assessment: 30 September 2019
Date of certificate: 30 September 2019
Reference number: 0926-2810-7513-9171-9655
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	**£ 1,602**
Over 3 years you could save	**£ 477**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	You could save £ 477 over 3 years
Heating	£ 1,110 over 3 years	£ 633 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 1,602	£ 1,125	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Typical savings

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