

LOT
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1 Lupin Lodge, 161 Hildene Avenue, Romford, Essex RM3 8DL

Guide Price £175,000*

ONE BEDROOM GROUND FLOOR FLAT WITH INVESTMENT INCOME



This one bedroom ground floor flat is situated in a popular development within 1.2 miles of Harold Wood Station and within two miles of Gidea Park Station. Good road links serve the area including the A406 North Circular Road. The area is also close to bus routes, schools and recreational facilities. The flat is currently let on an assured shorthold tenancy on a 24 month contract that ends on 11th November 2024 and will become periodic at £1150 per calendar month (£13,800 per annum). The property is being sold with the benefit of the ongoing income. We understand that the flat is presented in good order throughout. This lot will therefore be of interest to investment buyers.

ACCOMMODATION

Bedroom, Lounge, Kitchen, Bathroom, Balcony.

TENURE

Leasehold – 242 years remaining on the lease from 1st Jan 2025.

LOCAL AUTHORITY & TAX RATING

London Borough of Havering
Council Tax band B
EPC band B

VIEWING TIMES

By appointment through the Auctioneers