



Queen Elizabeths Walk, , London, N16 5XG

- Block consisting of 9 apartments
- Annual income of circa £140k
- Located closes to amenities and transport links
- All rented on AST's
- Land to the side with development potential
- Sold as an SPV

Price £4,250,000



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DESCRIPTION

**** Investment Opportunity **** A rare opportunity to purchase this end of terrace building situated on a large plot and consisting of 9 apartments as well as land to the side that offers potential for development. The apartments are rented on AST's and are as follows;

Unit 1 - Three bedroom split level maisonette with own entrance (GF & FF)

Unit 2 - Three bedroom split level maisonette with own entrance

Unit 3 - One bedroom

Unit 4 - One bedroom

Unit 5 - One bedroom

Unit 6 - One bedroom

Unit 7 - One bedroom

Unit 8 - Two bedroom upper floor apartment


Unit 9 - One bedroom

The block generates an annual rental income of £140,359.92p with potential for an increase. Sold as an SPV with or without vacant possession.

Located on a popular residential street located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street. Transport links include, Stoke Newington Station (Overground) and a variety of bus routes into The City and West End.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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