

London SE5
120 Sedgmoor Place,
Camberwell
SE5 7RT

Tenure
 Freehold.

Location
 The property is located on Sedgmoor Place which runs to the south of Southampton Way. Local shops and amenities can be found along Southampton Way and Peckham Road. The open spaces of Brunswick Park are within walking distance and local bus routes are also available. Denmark Hill Rail and Overground Station is available to the south.

Description
 The property comprises a building arranged over ground and two upper floors. The property is internally arranged to provide ten bedsitting rooms and ancillary accommodation.

A Freehold HMO Building arranged to provide Ten Bedsitting Rooms. Each Room subject to a Licence

Accommodation
 The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Ground Floor – Two Bedsitting Rooms, each with En-Suite Shower Room, Communal Living Room, Kitchen and Separate WC, Conservatory and Eating Area
First Floor – Four Bedsitting Rooms, Two Bathrooms
Second Floor – Four Bedsitting Rooms, Two Bathrooms

Tenancy
 Each Bedsitting Room subject to a licence at a total current rent of £7,103 per calendar month. A full schedule of tenancies is available from the Auctioneers upon request.

NB. The HMO License is in place until 2017.

Seller's Solicitor
 Messrs Kidd Rapinet (Ref: R Hallifax).
 Tel: 0207 925 0303 Fax: 0207 925 0334.

Total Current Rent Reserved
£85,236
per annum
(equivalent)

INVESTMENT – Freehold Building

