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# **Heathfield Court, 248 Tredegar Road E3 2GQ, Ashvale Court, Morville Street E3 2GS, Bevan Court, 256 Tredegar Road E3 2GP and Garway Court, 1 Matilda Gardens E3 2GR Bow, London**

*By Order of  
a Housing Association*



Ashvale Court



Garway Court



Heathfield Court



Bevan Court

A portfolio of four attractive purpose built blocks comprising 132 self-contained flats and one ground floor retail unit. **Investment let at £58,322 per annum.**

## **Tenure**

Freehold.

## **Location**

- The properties are all located off Tredegar Road, close to its junction with Mostyn Grove
- Shopping facilities are available locally on Tredegar Road and in Bow, along with an excellent selection of cafés, bars and restaurants
- Recreational facilities are available locally in Victoria Park, which is conveniently close by
- Nearby road communications are via the A11 and A12



Bow (District and Circle Lines)



Stratford International

## **Description**

- Four separate purpose built blocks of flats

## **Accommodation and Tenancies**

### **Heathfield Court (41 flats)**

- Seventeen flats each sold on a lease for a term of 130 years from 24th June 2004 at a ground rent of £200 per annum
- Twenty-four flats each sold on a lease for a term of 130 years from 24th June 2004 at a ground rent of £175 per annum
- Total Current Rent £7,600 per annum

### **Ashvale Court (26 flats)**

- Sixteen flats each sold on a lease for a term of 130 years from 24th June 2004 at a ground rent of £300 per annum
- Nine flats each sold on a lease for a term of 130 years from 24th June 2004 at a ground rent of £175 per annum
- One flat sold on a lease for a term of 130 years from 24th June 2004 at a ground rent of £172 per annum
- Total Current Rent £6,547 per annum

### **Bevan Court (39 flats, one retail unit)**

- Fifteen flats each sold on a lease for a term of 130 years from 24th June 2004 at a ground rent of £200 per annum
- Twenty-four flats each sold on a lease for a term of 130 years from 24th June 2004 at a ground rent of £175 per annum
- One retail unit let for a term of 20 years from 16th October 2008 at a rent of £32,000 per annum
- Total Current Rent £39,200 per annum

### **Garway Court (26 flats)**

- Seventeen flats each sold on a lease for a term of 130 years from 24th June 2004 at a ground rent of £200 per annum
- Nine flats each sold on a lease for a term of 130 years from 24th June 2004 at a ground rent of £175 per annum
- Total Current Rent £4,975 per annum

**Total Current Rent £58,322 per annum**

## **Viewing**

Please refer to our website [savills.co.uk/auctions](http://savills.co.uk/auctions)