



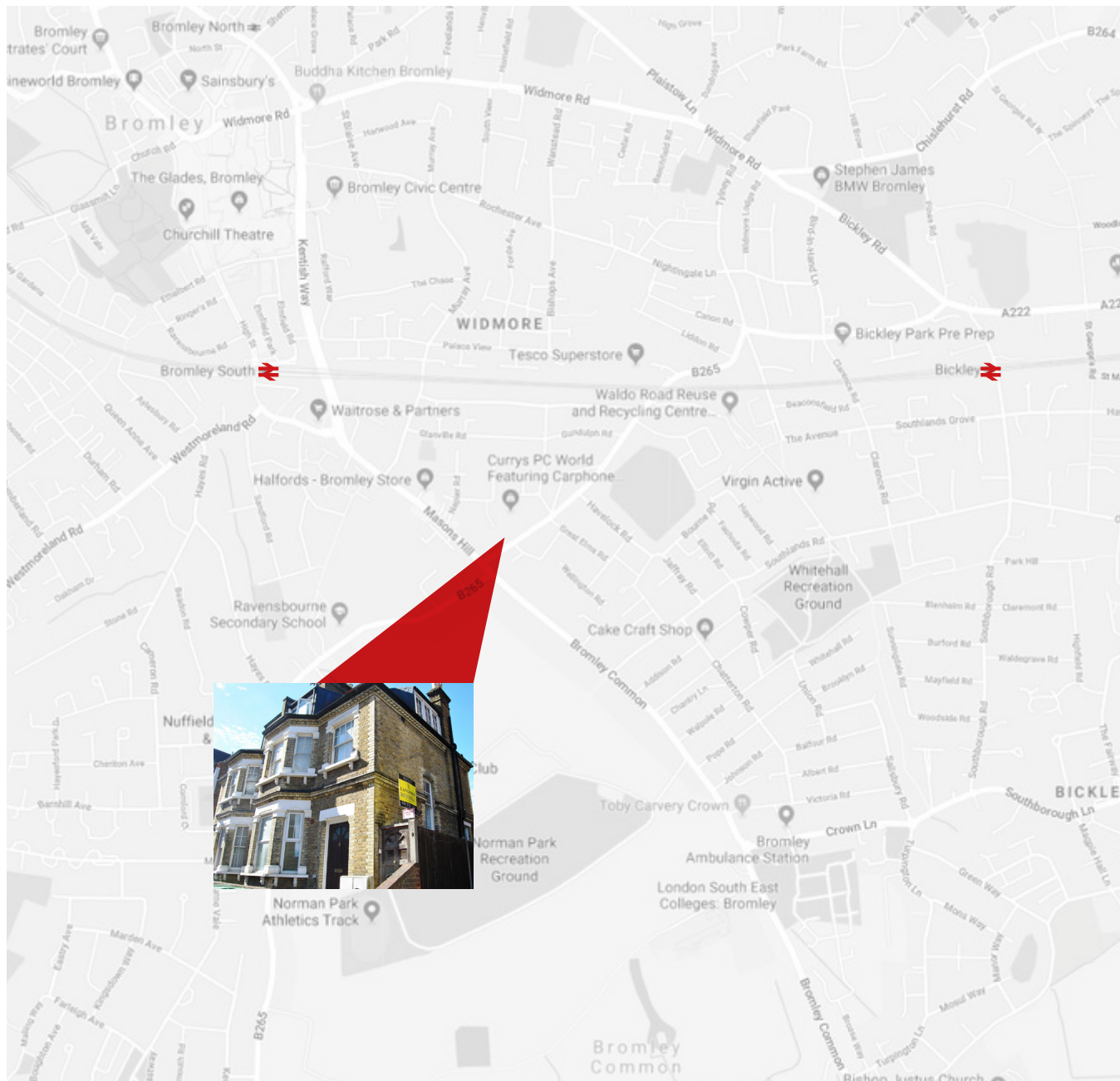
13 Homesdale Road, Bromley, Kent BR2 9JQ

Unbroken residential investment for sale

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Commercial • Investment • Development



- Freehold residential investment building
- Comprising two self-contained flats
- Let on AST agreements
- Close to shops & transport
- Currently generating £24,900 per annum
- OIEO - £350,000 F/H

DESCRIPTION

A Victorian semi-detached building for sale currently arranged as two self-contained flats and generating £24,900 per annum from two tenants, both on Assured Shorthold Tenancy Agreements. At present the flats provide a 1 bedroom ground floor flat and a 3 bedroom split-level flat on the first and second floors. Offering potential for further extension (STPP), active management to increase the income through making cosmetic improvement and break-up potential, the building is likely to appeal to a variety of potential purchasers.

LOCATION

The subject property is located at the South Western end of Homesdale Road, close to Bromley Town Centre and just a few hundred yards from the junction with Masons Hill and Bromley Common. Whilst there are local amenities such as café's and restaurant's close by on Homesdale Road, The Glades Shopping centre is also only 0.8 miles away and Bromley South Station a 0.6 mile walk, which provides a frequent service into London Victoria taking just 20 minutes.



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ACCOMMODATION

Unit	Floor	Beds	Size (approx)	Description	Rent	ERV	Estimated Potential Capital Value	Tenancy Expiration
A	Ground	1	389 sqft	Self-contained garden flat	£975pcm	£1,050pcm	£250,000	30/09/19
B	First & Second	3	TBC	Split-level 3 bed, 2 reception, self-contained flat	£1,100pcm	£1,350pcm	£325,000	Holding over
Total					£2,075pcm	£2,400pcm	£575,000	-



Acorn's residential lettings department have dealt with the letting and management of this building since 2005 and have confirmed that there have been very few vacant periods and only 7 tenant changes in 14 years between both flats.

TERMS

Offers in excess of £350,000 are invited for the freehold interest subject to the existing AST agreements.

VAT

We understand that VAT is not applicable in this transaction.

FURTHER INFORMATION

The following is available upon request:

- Floor plan
- EPC's
- Existing AST agreements

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



For more information contact:
Adam Hosking
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[Meet the rest of the team...](#)

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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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