

**1-9 Balfour Mews,  
Bridge Road  
Edmonton  
N9 0NP**

**Substantial Freehold  
Residential Investment**



- **9 Modern Houses**
- **Producing £138,590 p.a.**
- **Close to Local Amenities**

### Location & Description

A courtyard mews development of 9 chalet style houses (6 with integral garages). Reached via a shared vehicular accessway behind shops and upper parts fronting Fore Street, off Bridge Road (a cul-de-sac). A few hundred yards away is Edmonton Green shopping centre which has recently been partly re-developed and includes numerous national multiples/banks. Edmonton Green mainline station with its link to Liverpool Street is also a short walk away and a small retail park is on the other side of Fore Street and includes Asda, Argos and Dreams.

### Accommodation

Each house arranged as:

**First Floor:** 3 bedrooms (master with ensuite shower/WC), bathroom/WC

**Ground Floor:** Large open plan reception with fitted kitchen area  
Central heating.

Communal parking in courtyard.

House	Tenants	Tenancy Start Date	Rent pcm	Tenancy
1	Royal Borough of Kensington and Chelsea	17.03.2010	£ 1,300	Rolling monthly contract
2	Royal Borough of Kensington and Chelsea	14.12.2009	£ 1,249.73	Rolling monthly contract
3	Royal Borough of Kensington and Chelsea	17.12.2009	£ 1,249.73	Rolling monthly contract
4	Royal Borough of Kensington and Chelsea	15.02.2010	£ 1,300	Rolling monthly contract
5	Royal Borough of Kensington and Chelsea	26.01.2010	£ 1,249.73	Rolling monthly contract
6	Royal Borough of Kensington and Chelsea	15.12.2009	£ 1,300	Rolling monthly contract
7	Royal Borough of Kensington and Chelsea	19.02.2010	£ 1,300	Rolling monthly contract
8	Royal Borough of Kensington and Chelsea	10.03.2010	£ 1,300	Rolling monthly contract
9	Royal Borough of Kensington and Chelsea	29.03.2011	£ 1,300	Rolling monthly contract
<b>Total</b>			£11,549 pcm	<b>£138,590 p.a.</b>

### EQUIVALENT TO £138,590 p.a.

**Notes** 1. Accommodation based on internal inspection of Nos. 1, 2, 6 & 7 and although we understand each house to comprise similar accommodation interested parties must satisfy themselves as to the accommodation of each house. 2. Interested parties are deemed to have read the Special Conditions of sale.

**CONTACT: 020 8520 8383**

**Joint Auctioneers:**



**GUIDE PRICE: £1.4m - £1.5m**