

# FOR SALE

# SNELLER COMMERCIAL

CHARTERED SURVEYORS

FULLY LET RESIDENTIAL INVESTMENT

3 FERRY ROAD, TEDDINGTON, MIDDLESEX TW11 9NN



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **CLOSE PROXIMITY TO RIVER THAMES**
- **IMPOSING SEMI DETACHED PROPERTY SET OVER 4 FLOORS WITH LARGE REAR GARDEN**
- **4 RESIDENTIAL FLATS**
- **2 X 1 BEDROOM & 2 X 2 BEDROOMS**
- **TOTAL RENTAL INCOME £64,659 PER ANNUM**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 3 FERRY ROAD, TEDDINGTON TW11 9NN

## LOCATION

The property is located in Ferry Road, which adjoins Teddington High Street and provides access to Teddington Lock and the footbridge to Ham.

## DESCRIPTION

The property comprises a semi detached period building laid out over 4 floors with front garden and large garden to the rear.

There are a total of 4 flats. The ground floor flat (Flat 1) has its own independent access from the side of the property and provides scope to convert to 2 bedrooms. The 3 remaining flats have a communal entrance with shared hall and staircase.

The property is well maintained and presented in good repair benefitting from gas central heating, fitted kitchens and bathrooms and UPVC windows.

## TENURE

FREEHOLD subject to AST's

## PRICE

**£1,350,000**

## ENERGY PERFORMANCE RATING

Energy Ratings: D

Copies of the certificates are available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
sharon@snellers.com

			Approx. floor area	Current Rent PCM
Flat 1	Ground floor	1 bedroom Lounge Kitchen Bathroom Access to garden	452 sq. ft	Vacant with potential for £1395.00
Flat 2	First floor	2 bedrooms Lounge Kitchen Bathroom Access to garden	524 sq. ft	£1,496.25
Flat 3	Second floor	2 bedrooms Lounge Kitchen Bathroom	520 sq. ft	£1,352.00
Flat 4	Top floor	Lounge/Kitchen Bedroom Study En Suite Bathroom	456 sq. ft	£1,145.00

**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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