

FOR SALE  
**48 GROVE VALE**  
**LONDON SE22 8DY**

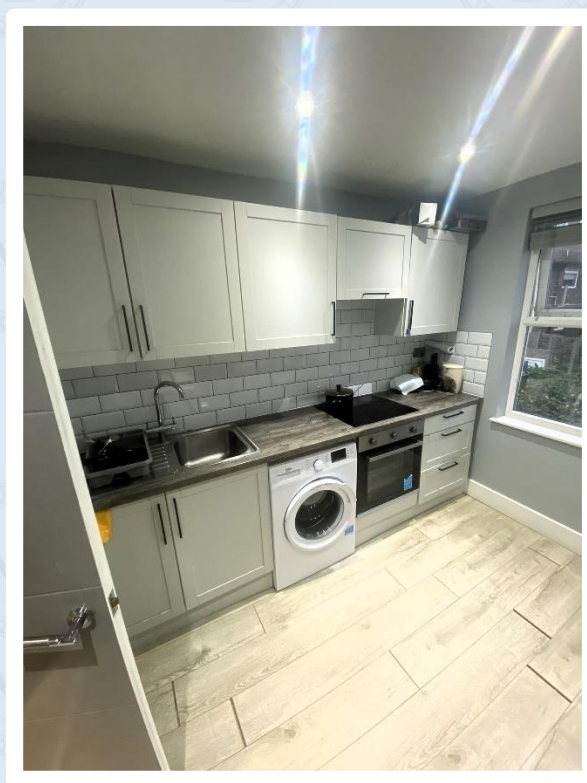
# VANDERWALD



has a £17,000 CIL liability and £29,000 AH liability.

There are two options for sale:

- The ground floor alone on a 999 year lease for £450,000
- The entire freehold building for £1,000,000



We are pleased to bring to market this excellent investment opportunity. The property is a mixed-use 3 story building on an established parade in East Dulwich.

The ground floor is a vacant commercial unit (119 sqm) in need of refurbishment, and there is a 3 unit HMO on the first and second floors.

Rental income from the HMO is £43,000 p.a.

The ground floor has planning consent to create a 2-bedroom, 66 sqm flat, and a 21 sqm commercial unit at the front.

This has a GDV of >£800k. This scheme

Location:

East Dulwich is a very desirable area in East London. It is known for its cafes, restaurants and sushi pubs.

The property is situated on an established parade, 1 minutes' walk from East Dulwich station, and near the green spaces on E Dulwich rd.

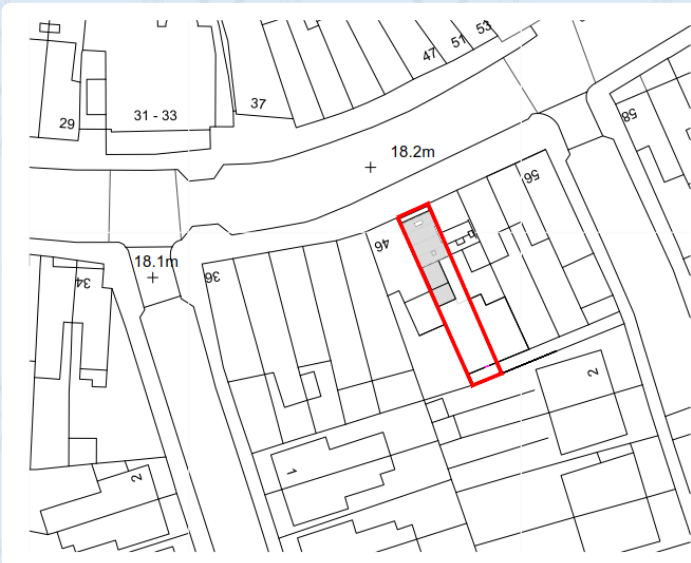


Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.

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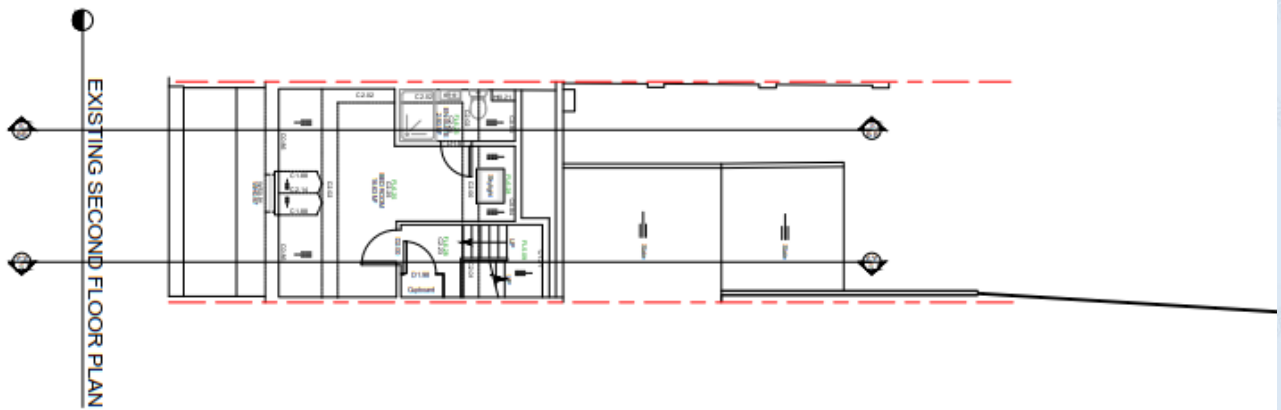
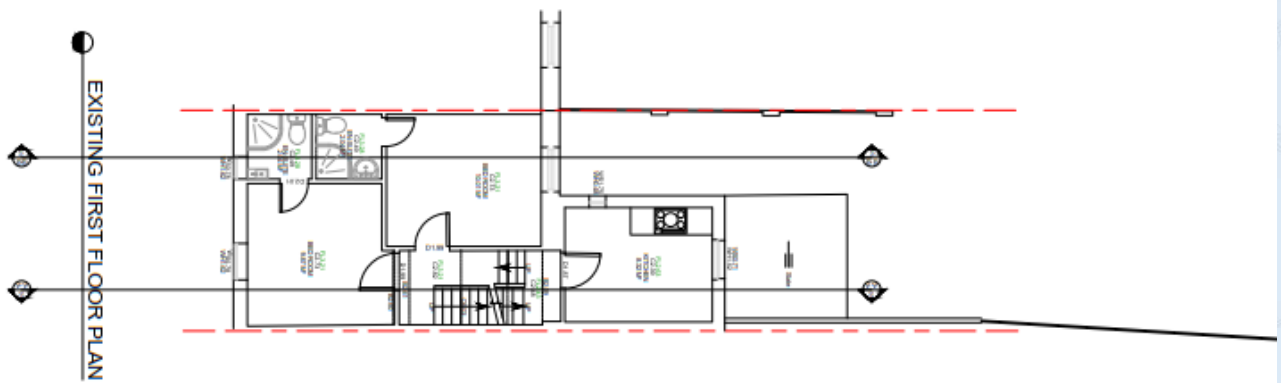
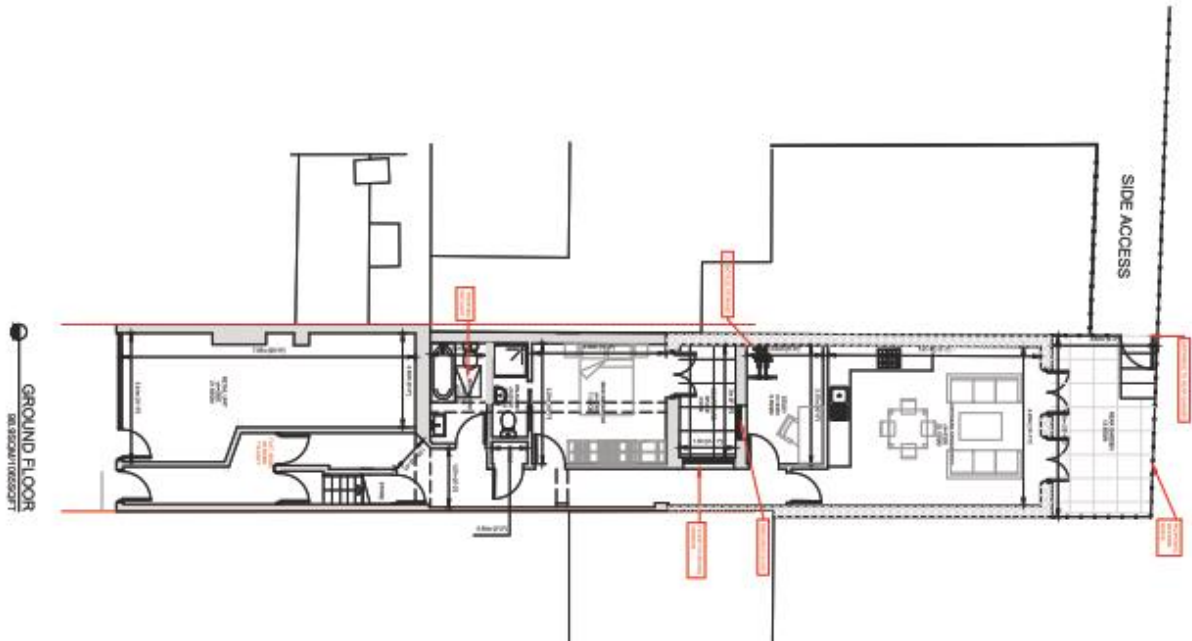


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