



# Hill House, Eleanor Way, Waltham Cross, EN8 7SD



## Residential Investment with planning permission

- 
- 4 x 1 bedroom flats
  - Planning permission for a further 3
  - Close to Waltham Cross Station
  - Offers in excess of £475,000
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### Description

The existing property is a detached two storey yellow brick building, which is currently utilised as 4 x 1 bedroom flats with rear car park. The property benefits from planning permission with extensions to create a further 3 x 1 bedroom flats. The existing flats are currently fully let producing an annual income in the region of £29,100 per annum.

### Location

The property is situated in Waltham Cross, the most southerly town in Hertfordshire and borders the London Borough of Enfield. The town centre includes a pedestrianised high street with a mix of chain stores, independent shops and banks; a covered shopping mall and a local market, which is held every Wednesday and Friday.

### Transport

The property is located within close proximity of Waltham Cross mainline station with fast trains to London Liverpool Street taking approximately 27 minutes. Waltham Cross Bus Station serves as a main terminus and starting point for buses to Central London and Hertfordshire.

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## Planning Permission

Planning permission was granted on the 22nd October 2012 by Broxbourne Borough Council under reference 07/11/0545 for an extension to the existing building at first floor level and addition of a new second floor to create a further three new one bedroom flats.

## Viewings

Strictly by appointment only.

## Further Information

Copies of the existing and proposed planning drawings, decision notice and Section 106 agreement are available upon request.

## Terms

Offers are invited in excess of £475,000 Subject to Contract for the freehold interest.

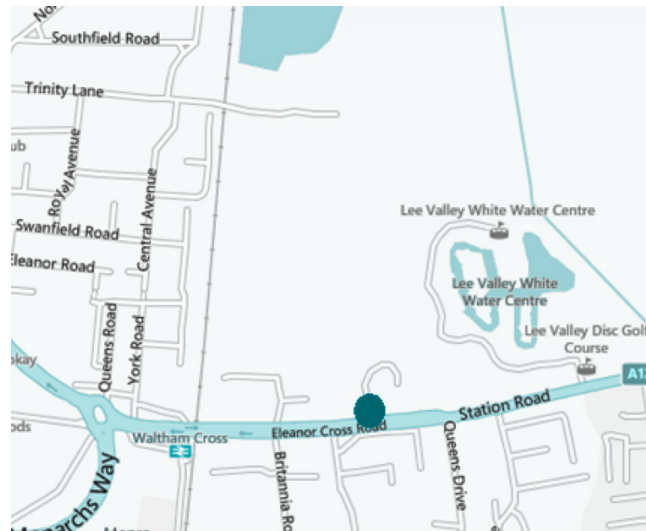
Flat	Existing /New	Floor	Beds	M <sup>2</sup>	Ft <sup>2</sup>	Lease Start	Term	Annual rent
1	Existing	Ground	1	38	409	07/09/2013	1 Yr	£8,100
2	Existing	Ground	1	38	409	28/09/2010	1 Yr	£7,500
3	Existing	First	1	38	409	20/09/2010	1 Yr	£7,200
4	Existing/Alterations	First	1	35.7	384	31/07/2010	1 Yr	£6,300
5	New	First	1	39.4	424	n/a	n/a	n/a
6	New	Second	1	54.9	590	n/a	n/a	n/a
7	New	Second	1	64.4	693	n/a	n/a	n/a
				308.4	3318			£29,100

## Plan



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## Location map



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