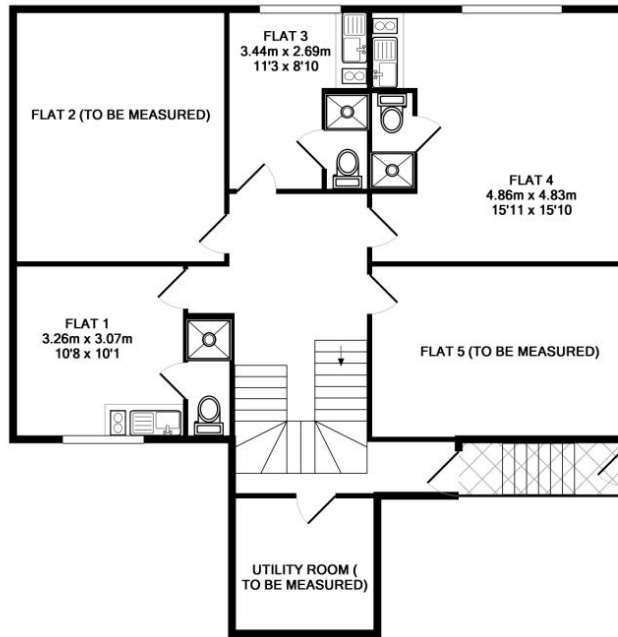


## Richmond Road, E8

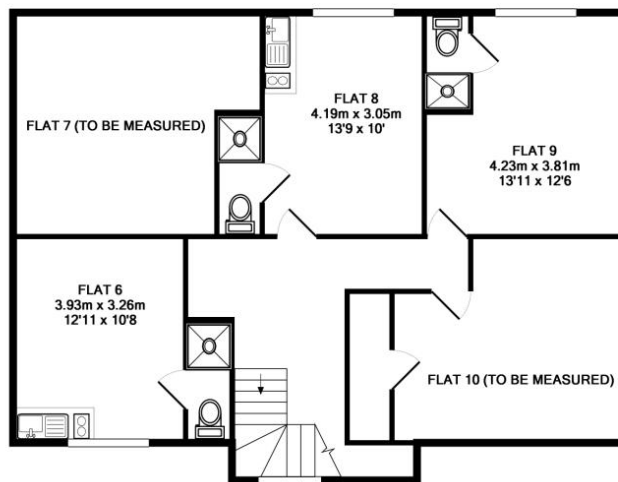


Situated within walking distance of the new East London Line station at Dalston Junction, we offer the freehold of this period building. The property is currently split into ten self-contained bedsits over the top two floors with an existing restaurant with its own lease on the ground floor. The bedsits are offered with sitting tenants and would give a comfortable yield for an investor.

Price £850,000 Freehold



GROUND FLOOR  
APPROX. FLOOR  
AREA 108.9 SQ.M.  
(1172 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 99.4 SQ.M.  
(1070 SQ.FT.)

QUEENSBRIDGE ROAD LONDON E8  
TOTAL APPROX. FLOOR AREA 208.3 SQ.M. (2242 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors & any other items are approximate & no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only & should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested & no guarantee as to their operability or efficiency can be given. Property of Stern & Co.  
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Currell Residential (Hackney) Ltd. Registered in England No 5606805.  
Registered office: Quebec Wharf, 311-313 Kingsland Road, Hackney, London, E8 4DL.