



**QUEEN STREET, EC4R**  
**£550,000**

**DESCRIPTION:**

Investment Opportunity: A selection of three one-bedroom flats in a modern development set in Queen Street in The City of London just off Cannon Street and to the north of Southwark Bridge. The flats are similar to each other and maintained in very good order. They are offered at £550k per unit. They are leased out to a short let/corporate letting company for the next 10 or 11 years.

2nd floor: 549 sq ft, Net Annual Rent £17,485, 3rd floor: 581 sq ft, Net Annual Rent £17,359, 4th floor: 571 sq ft, Net Annual Rent £17,320.

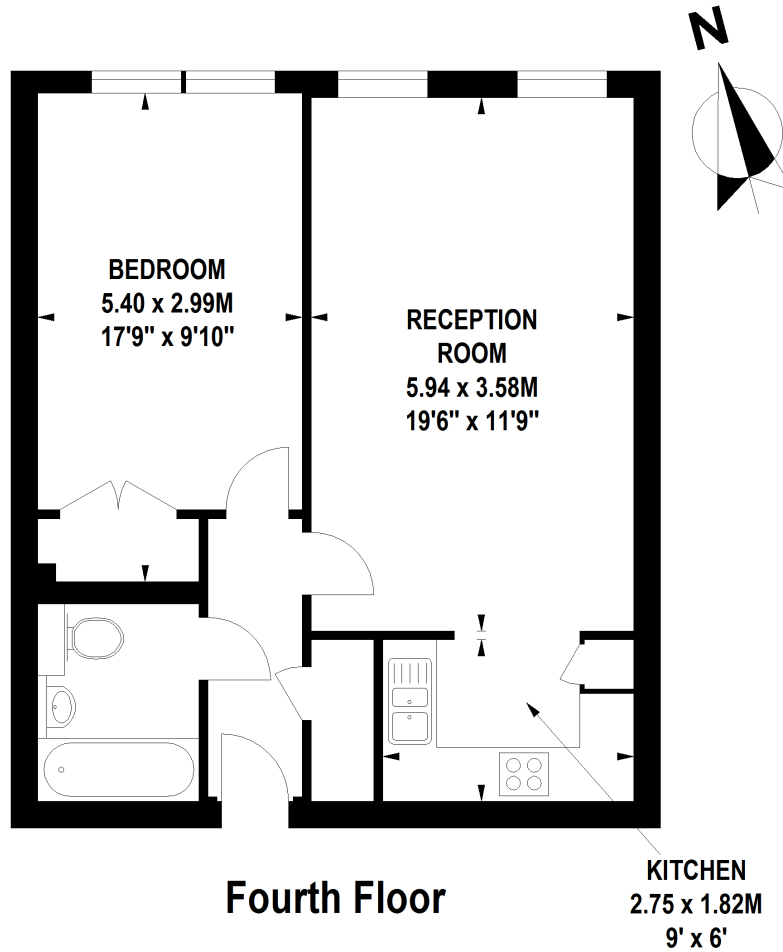
All charges and management fees have already been taken from these figures and so this investment will generate a Net Running Yield of 3.16 % for the next 10 or 11 years.

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**Winkworth**

# Queen Street , EC4

Approximate Gross Internal Area 53 sq.m / 571 sq. ft



Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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