



LET RESIDENTIAL INVESTMENT · AVAILABLE NOW UNDER AUCTION CONTRACT

13 Hippersley Point

4 Tilston Bright Square, Abbey Wood, London SE2 9DR

GUIDE PRICE**£255,000**

Leasehold – 991 years

RENT**£18,600**

per annum (£1,550 pcm)

GROSS YIELD**c. 7.3%**

at the guide price

ACCOMMODATION**2 bed**

4th floor · balcony

A modern two-bedroom fourth-floor apartment with a private balcony, let at £1,550 a month, about 600 yards from Abbey Wood station and the Elizabeth line.

The investment

A modern, well-let two-bedroom apartment beside the Elizabeth line at Abbey Wood – one of the best-connected rental locations in south-east London.

Apartment 13 is on the fourth floor of Hippersley Point, a modern purpose-built development completed about eight years ago on Tilston Bright Square, next to Sainsbury's and about 600 yards from Abbey Wood station. The apartment has an open-plan kitchen, living and dining room opening onto a private east-facing balcony, two double bedrooms, a bathroom and a storage room, extending to about 750 sq ft.

It is let on an assured shorthold tenancy, which has been running since July 2023, at **£1,550 a month (£18,600 a year)** – a gross yield of about **7.3%** at the guide price. The lease has about **991 years** remaining, and the EPC rating is B.

Key features

- Two-bedroom fourth-floor apartment
- Let at £1,550 a month – c. 7.3% gross
- About 991 years remaining on the lease
- Open-plan kitchen, living and dining room
- Private east-facing balcony
- Two double bedrooms and storage room
- EPC rating B – modern and efficient
- About 600 yards to the Elizabeth line

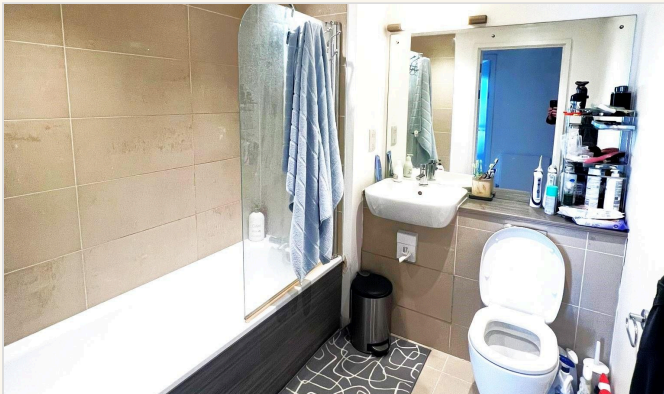
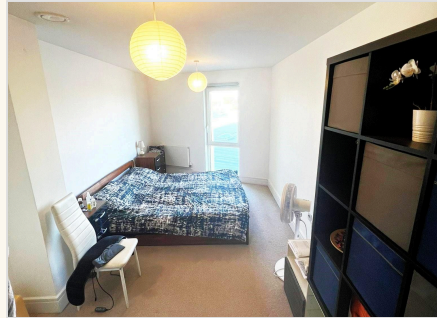
Property summary

Tenure	Leasehold, c. 991 years remaining
Floor	Fourth floor
Floor area	c. 750 sq ft (70 sq m)
Rent	£1,550 pcm / £18,600 pa
Ground rent	£300 a year
Service charge	About £3,500 a year
EPC / council tax	B / Band C



The apartment

The open-plan reception room has wood flooring, a fitted kitchen with gloss units, an integrated oven and induction hob, and full-height glazing with doors to the balcony. Both bedrooms are good-sized doubles, and the bathroom is fully tiled with a bath and shower over.



Location

Hippersley Point is on Tilston Bright Square in Abbey Wood, next to a Sainsbury's superstore and close to Abbey Wood Shopping Park and the shops of Wilton Road. Since the Elizabeth line opened, Abbey Wood has become one of south-east London's most popular commuter and rental locations.

Transport

- **Abbey Wood** station – about 600 yards
- **Elizabeth line** to Canary Wharf, Liverpool Street, Tottenham Court Road and Paddington
- Southeastern and Thameslink services into London

Local amenities

- Sainsbury's superstore next door
- Abbey Wood Shopping Park and Wilton Road shops
- Lesnes Abbey Woods and Thamesmead nearby

Method of sale and buyer's costs

Method of sale	Available now under an unconditional auction contract, on the Palace Auctions terms and conditions. This property is not in the current auction catalogue. When terms are agreed, contracts are exchanged immediately
Guide price	£255,000
Tenure	Leasehold, about 991 years remaining. Sold subject to the existing assured shorthold tenancy
Outgoings	Ground rent £300 a year · Service charge about £3,500 a year
EPC and council tax	EPC rating B · Council tax band C (Royal Borough of Greenwich)
Completion and legal pack	Completion as set out in the Special Conditions of Sale. Lease, tenancy and service charge documents available on request
Viewing	Strictly by appointment with Palace Auctions London, with at least 72 hours' notice as the apartment is let

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange
Contract documents charge	£850 plus VAT	On exchange
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any further charges payable by the buyer are set out in the Special Conditions of Sale. Before an offer can be accepted, buyers must complete our anti-money laundering checks.

Guide price

The guide price is an indication of the seller's current minimum acceptable price. It is not a valuation and may change.

Important notice

These particulars are a general guide and do not form part of any contract. Measurements, distances, income and outgoings are approximate or supplied by the seller and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs are for illustration only and furniture shown is not necessarily included. The sale is subject to the Palace Auctions General Conditions of Sale, the RICS Common Auction Conditions and the Special Conditions of Sale.

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