

Lambert
Smith
Hampton

TRENTHAM COURT

FOR SALE

**Six Luxury One-Bedroom Apartments
within Trentham Court**

Trentham Court | Victoria Road | London | W3 6BR

Guide Price £1,750,000

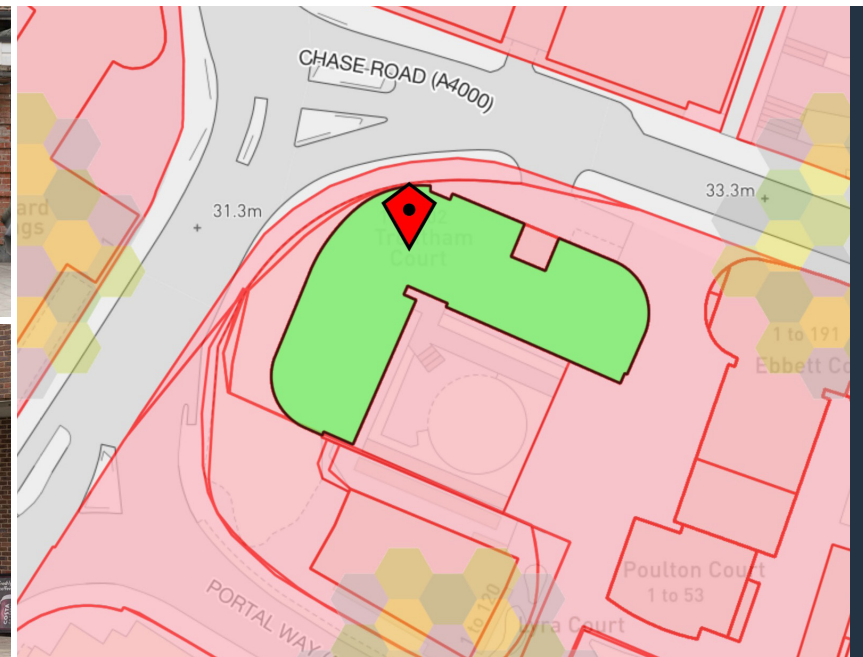
- Excellent location and transport links with North Acton Station less than a minutes' walk away, featuring the Central Line tube, as well as Acton Main Line Crossrail close by.
- Comprising 6 one bedroom apartments – situated on the third, ninth and tenth floors.
- Long leases – for terms of 999 years from June 2005 and 2006.
- Fully let and producing a gross rent of £74,616 per annum, with potential to increase.
- Professionally managed.
- Asking Price of £1,750,000 reflects a Gross Yield of 4.26%.





Location

Trentham Court is situated on Victoria Road in the London district of North Acton. The area benefits from local amenities such as Sainsbury's local, pizzeria, cafes, North Acton tube station and easy access to the A40.



Description

The investment comprises of six, one-bedroom flats located across the 3rd, 9th and 10th floor within Trentham court, a development of 212 apartments built circa 2005 of concrete frame construction and arranged over 14 floors with commercial units to the ground floor.

Internally, the properties comprise of a double bedroom, open kitchen/living room and bathroom and are all finished to a high specification. The properties are accessed through a secured, pedestrian entrance on the ground floor, giving way to stair or lift access to all 14 storeys.

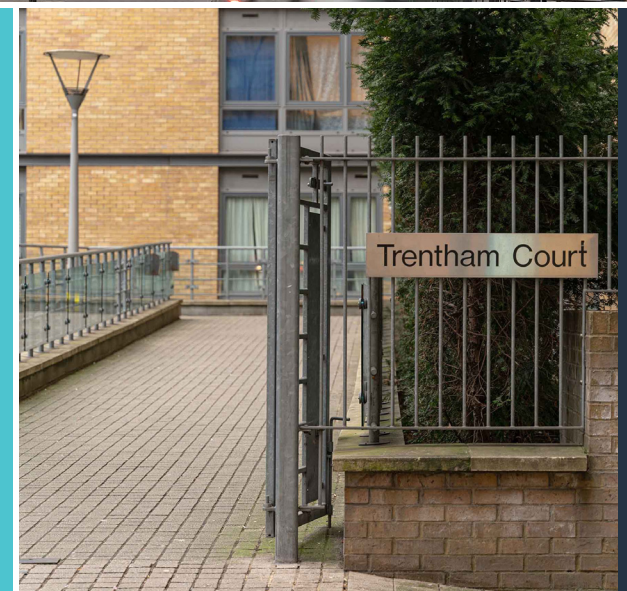
Externally the development benefits from parkland and a children's park.



Tenure

The 6 apartments are all held leasehold for terms of 999 years from June 2005 and 2006 at a current ground rent of £225.00 per annum, per apartment, subject to fixed stepped 25 yearly rent reviews.

Each apartment is subject to a service charge payment, details of which are available on request.



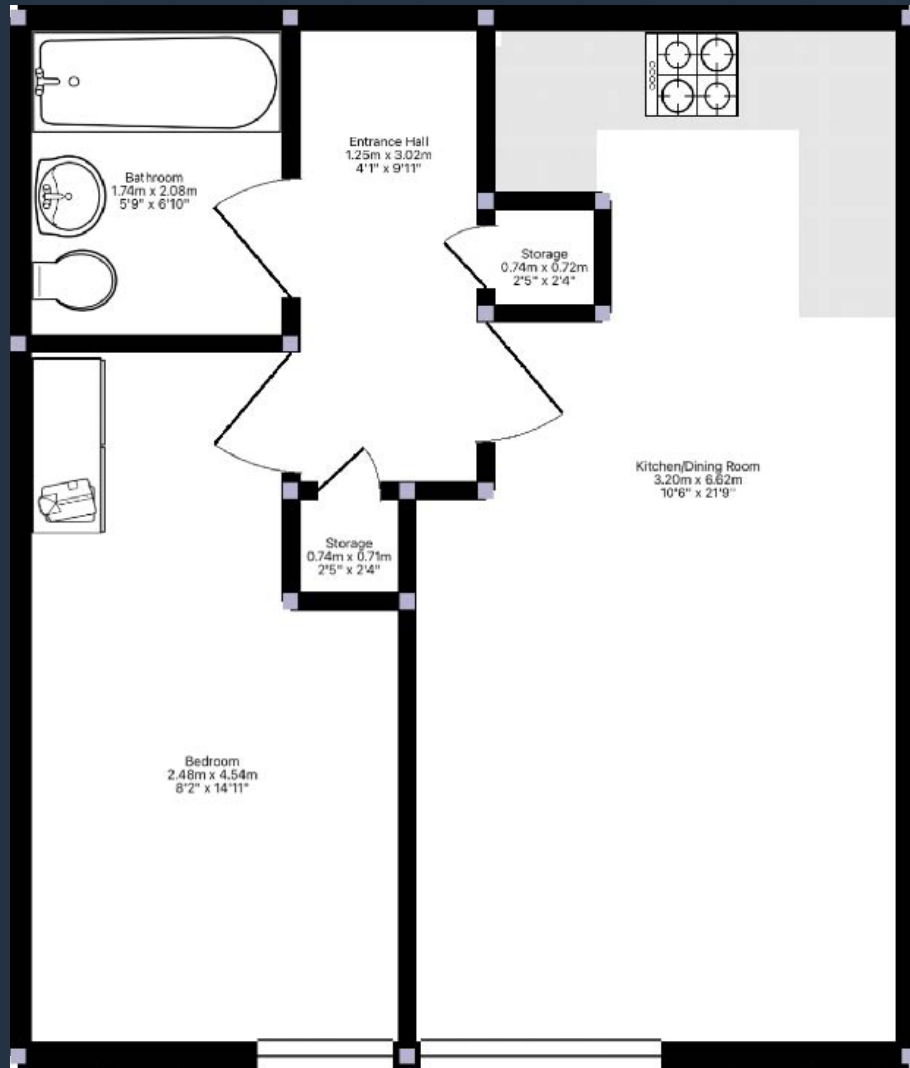


Accommodation

Address	Sq. Ft.	Sq.M.	No. Beds	Floor
Flat 65 Trentham Court	452	42	1	3
Flat 176 Trentham Court	430	40	1	9
Flat 181 Trentham Court	430	40	1	9
Flat 182 Trentham Court	430	40	1	9
Flat 193 Trentham Court	452	42	1	10
Flat 195 Trentham Court	700	62	1	10

Tenancies

Address	AST Date	Rent PCM	Rent PA	Term (Months)
Flat 65 Trentham Court	07/01/20	£1,268	£15,216	24
Flat 176 Trentham Court	01/01/21	£1,250	£15,000	12
Flat 181 Trentham Court	22/05/21	£1,200	£14,400	6
Flat 182 Trentham Court	30/11/19	£1,300	£15,600	24
Flat 193 Trentham Court	11/06/21	£1,200	£14,400	12
Flat 195 Trentham Court	Informal Verbal Agreement	-	-	-



Floor plan for illustration purposes only





Proposal

Offers are invited for the long leasehold interests in the region of £1,750,000, subject to the existing tenancies.

EPC's

The building has the following EPC ratings:

Flat 65 Trentham Court	TBC
Flat 176 Trentham Court	B85
Flat 181 Trentham Court	B85
Flat 172 Trentham Court	B85
Flat 193 Trentham Court	B87
Flat 195 Trentham Court	C75

Method of Sale

The 6 apartments are for sale by way of Private Treaty, however we reserve the right to conclude the marketing process by way of an informal tender process.

Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the selling agent.

Sale on behalf of the Joint LPA Receivers

This property is being marketed for sale on behalf of the Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewing Information

The apartments will be subject to block viewings and will not be available for viewing internally outside of these times. Further information on request.

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