

12

Roland Gardens

South Kensington, London SW7 3PH

PRIME CENTRAL LONDON | RESIDENTIAL INVESTMENT OPPORTUNITY

OPERATIONAL CAPITAL MARKETS



**Freehold Residential
Investment Opportunity**

Prime Central London



INVESTMENT SUMMARY

12 Roland Gardens provides an income producing freehold investment building in South Kensington, Prime Central London.

The Property is a House in Multiple Occupation ('HMO') and offers significant potential for refurbishment and improvement.

Opportunity to acquire the freehold Interest in an attractive Victorian property located in South Kensington, Prime Central London (Zone 1).

Comprises 14 lettable units arranged over five floors from lower ground to third floor. The property extends to an overall gross internal area ('GIA') of 5,617 sqft (521 sqm) excluding vaults (314 sqft / 29 sqm).

Prime location in South Kensington, within the Royal Borough of Kensington & Chelsea.

Very well-connected Zone 1 location, equidistant from London Underground Stations, South Kensington and Gloucester Road (0.5 km), serviced by the Circle & District and Piccadilly Lines.

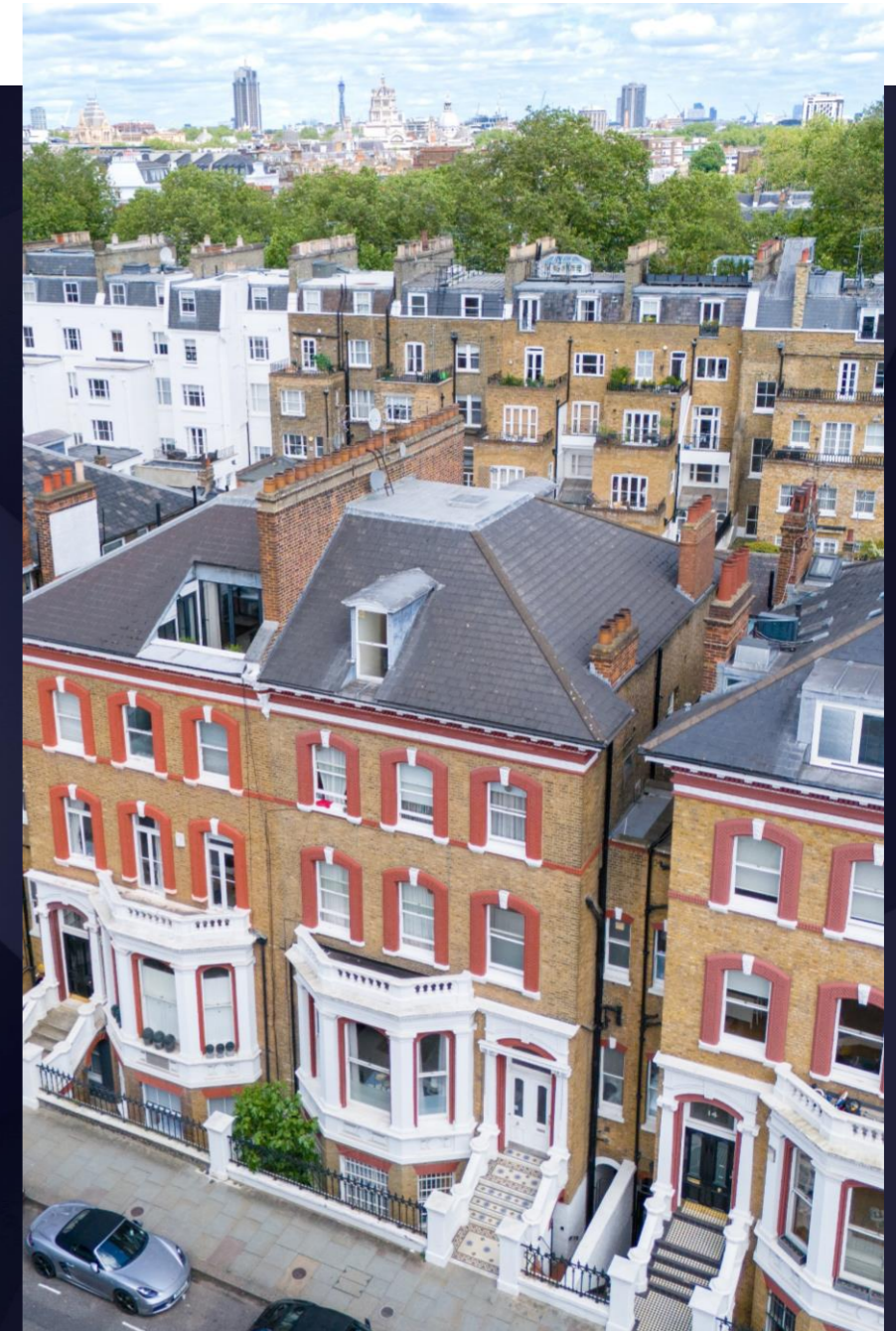
Enviably neighbourhood home to a number of cultural beacons such as the Victoria & Albert Museum, the Natural History Museum and The Royal Albert Hall as well as the excellent amenities on Old Brompton Road, Gloucester Road and Fulham Road.

In close proximity to a number of Higher Education Institutions including Imperial College London.

Immediate gross income of £164,573 with excellent reversionary potential.

The Property provides a very 'affordable' entry point into this prime location.

Potential to enhance value through refurbishment, reconfiguration of units and extension (subject to consents).



LOCATION OVERVIEW

Located in the heart of one of the most desirable residential areas in central London, this Property is ideally situated between South Kensington and Chelsea within the Royal Borough of Kensington & Chelsea.

The Property is located on the eastern side of a quiet, leafy residential street linking Fulham Road and Old Brompton Road.

The asset benefits from easy access to a number of local convenience shops, including M&S Simply Food, Sainsbury's Local, Bayley & Sage and Waitrose.

The Royal Borough of Kensington & Chelsea boasts seven Michelin-starred restaurants, iconic cultural institutions like the V&A, Royal Albert Hall, and Natural History Museum, as well as world-famous shopping destinations like Harrods, Harvey Nichols, King's Road, and Portobello Road.

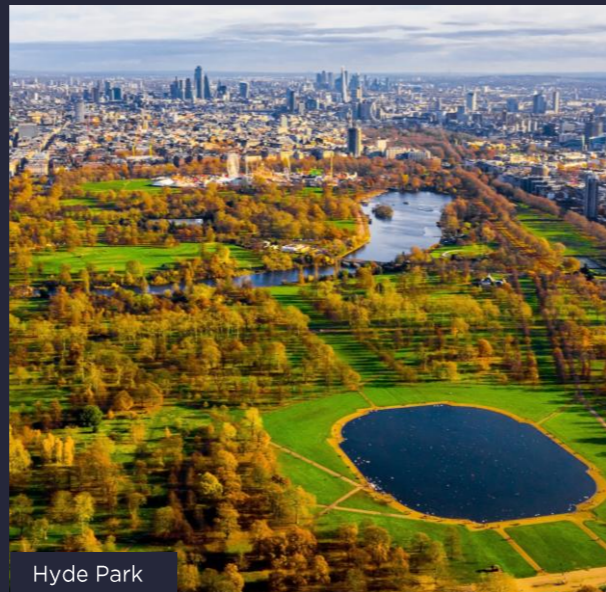
Educational excellence thrives here with institutions such as Imperial College London, University of the Arts London, and the Royal Ballet School.

There is an abundant of public realm, including Hyde Park, Kensington Gardens, and Duke of York Square.

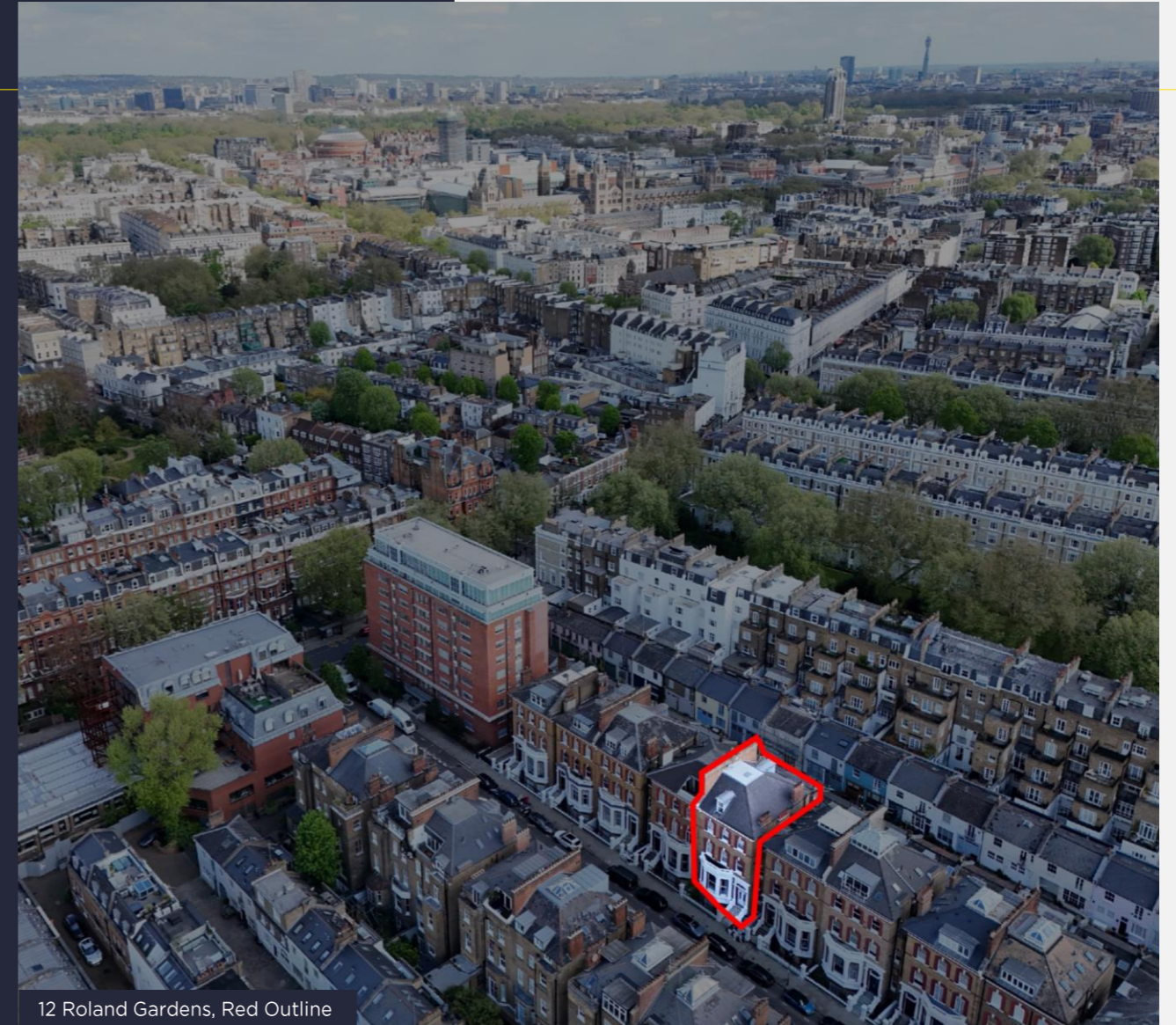
The Property benefits from being in close proximity to several top Higher Education Institutions including Imperial College London.



Royal Albert Hall



Hyde Park



12 Roland Gardens, Red Outline



Kensington Palace



Gloucester Road



South Kensington Station



Roland Gardens



National History Museum

Kensington Palace

Royal Albert Hall

V&A

Hyde Park



12 Roland Gardens

Gloucester Road
Underground Station

Natural History Museum

South Kensington
Underground Station

Science Museum

CONNECTIVITY

The Property is ideally located in close proximity (0.5km) to South Kensington and Gloucester Road Stations (Travel Zone 1 – District & Circle and Piccadilly Lines) offering excellent direct services to the West End, City and London Heathrow. In addition, there are various accessible bus routes that connect the Property to wider London.



South Kensington Station*

Via District / Circle / or Piccadilly Line

STATION	TIME
Victoria	5 mins
Piccadilly Circus	13 mins
King's Cross	18 mins
Monument	19 mins
Heathrow T2&3	41 mins

*Source: Google Maps



LONDON UNDERGROUND

1	South Kensington
2	Gloucester Road
3	Earls Court
4	Sloane Square



EDUCATION

9	Imperial Collage London
10	Boston University - London
11	Hult International Business School
12	Lycée Français Charles de Gaulle de Londres



Cycling*

From the Property

DESTINATION	TIME
Hyde Park	1.7 km / 9 mins
Battersea Park	1.9 km / 10 mins
Green Park	3.2 km / 15 mins
Oxford Circus	4.9 km / 22 mins
Westfield White City	5.1 km / 25 mins



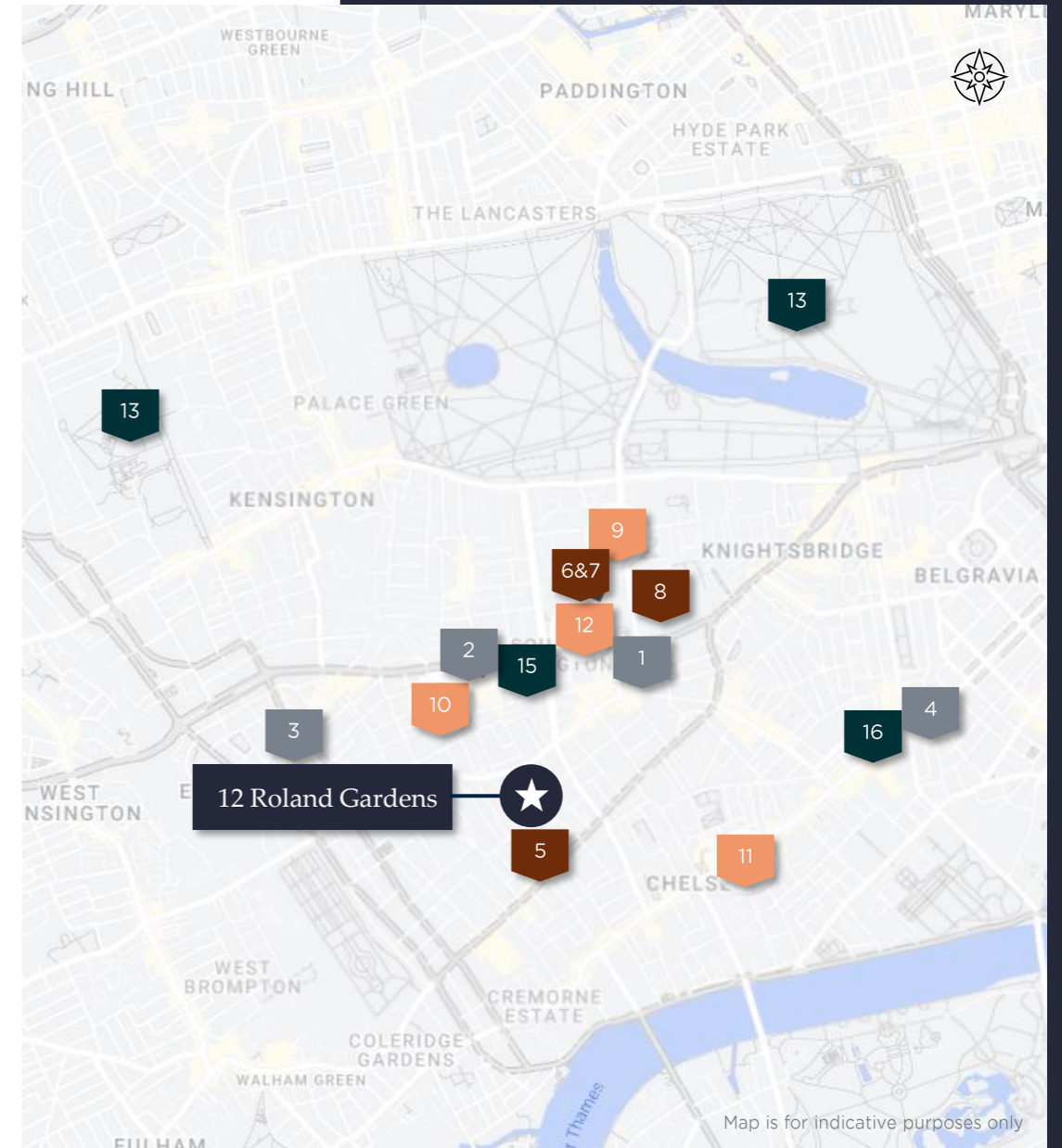
ATTRACTIONS

5	Fulham Picturehouse Cinema
6	Natural History Museum
7	Science Museum
8	Victoria & Albert Museum



PUBLIC REALM

13	Hyde Park
14	Holland Park
15	Stanhope Gardens
16	Duke of York Square



PROPERTY SUMMARY

PROPERTY DESCRIPTION

This attractive Victorian Property is currently used as a House in Multiple Occupation ('HMO').

The asset comprises 14 lettable units.

The terraced Property is spread across five floors including the roof and basement levels:

The basement comprises a self-contained 1-bedroom flat with a rear patio garden and a housekeeper's bedsit which has use of a separate shower room. The basement also contains a store-room and separate side entrance door.

The ground floor contains three units, two of which are self-contained studios with a mezzanine for the bedroom area. The third unit is a bedsit with a kitchenette and shower but shared bathroom facilities.

The first floor comprises 3 units, two of which are self-contained studios with their own facilities and one having use of the communal bathroom and w/c on that floor.

The second floor contains four bedsit units with communal bathroom facilities, one of which is currently not let and is used as a living area for the housekeeper. The second floor also contains two smaller rooms, one of which has been converted for use as a bathroom.

The third floor comprises two bedsit units which both have kitchenettes and use of communal bathroom facilities on the second floor.

ASSET MANAGEMENT OPPORTUNITIES

There are several opportunities to add value to the asset including:

- Further development to provide additional floorspace through roof or basement extension, subject to the necessary planning permissions.
- Comprehensive refurbishment programme.
- Reconfigure some of the units in order to optimise floorspace, subject to necessary consents.
- More active lettings strategy in order to optimise rent per sqft.

PLANNING & HMO LICENSING

The property is a House in Multiple Occupation (Sui Generis use) under the jurisdiction of the Royal Borough of Kensington & Chelsea (RBKC). There is no planning history.

Further planning information can be found in the dataroom.

TENANCIES

Currently 12 of the 14 lettable units are occupied on assured shorthold tenancy agreements.

The total current gross rent equates to £164,573 pa.



Roland Gardens



12 Roland Gardens Rear



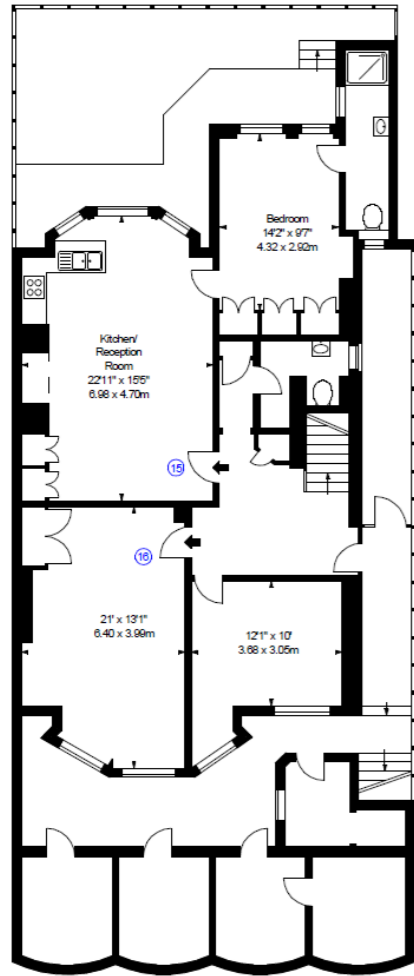
12 Roland Gardens Front

ACCOMMODATION SCHEDULE

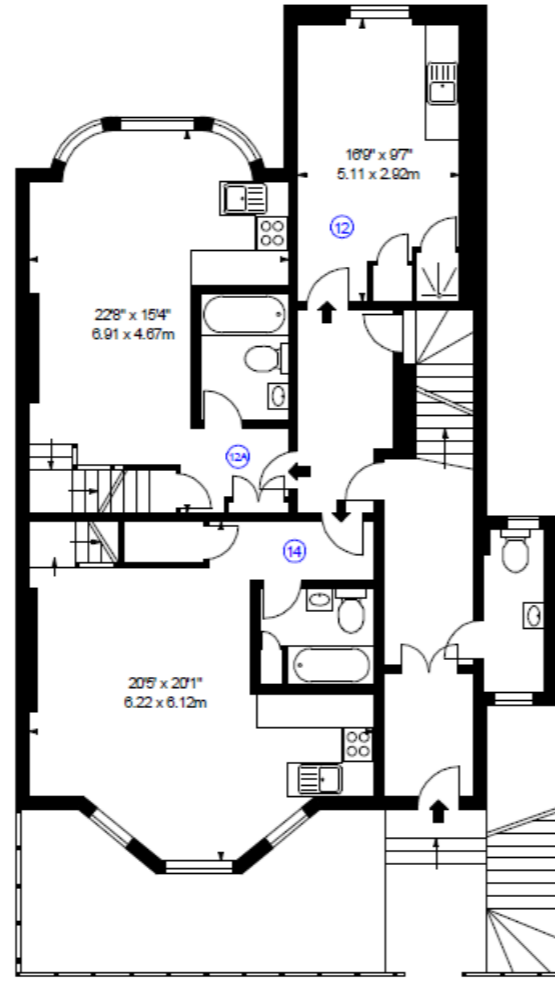
Unit	Floor Level	Room Description	Size (sq. m)	Size (sq. ft)	Start date	Last renewal	End date	Term (months)	Rent PCM (£)	Rent PA (£)
1	3	Bedroom with kitchenette and access to communal bathroom	19	205	07-Nov-99	30-Jan-22	Rolling	6	£693	£8,320
2	3	Bedroom with kitchenette and access to communal bathroom	21	230	29-Oct-23	29-Oct-23	28-Apr-24	6	£910	£10,920
3	2	Small room	7	74					Used by housekeeper as kitchen area.	
4	2	Bedroom with kitchenette and access to communal bathroom	12	128					Used by housekeeper as living room.	
5	2	Bedroom with kitchenette and access to communal bathroom	12	126	09-Aug-14	17-Jun-22	Rolling	6	£659	£7,904
6	2	Bedroom with kitchenette and access to communal bathroom	12	125	05-Jul-20	30-May-22	Rolling	6	£693	£8,320
7	2	Bedroom with kitchenette and access to communal bathroom	11	122	29-Jan-22	29-Jan-22	Rolling	6	£693	£8,320
8	2	Small room	9	97					Converted for use as bathroom.	
9	1	Bedroom with kitchenette and access to communal bathroom	16	169	27-Jun-09	30-May-22	Rolling	6	£758	£9,100
10	1	Self-contained studio	19	204	04-Dec-14	30-May-22	Rolling	6	£953	£11,440
11	1	Self-contained studio	31	334	14-Sep-21	14-Sep-23	13-Sep-24	12	£1,558	£18,698
12	G	Bedroom with kitchenette and shower room. Access to shared W/C,	15	158	21-Dec-19	30-May-22	Rolling	6	£845	£10,140
12a	G	Self-contained studio inc. mezzanine	40	429	01-Jun-23	01-Jun-23	Rolling	6	£1,733	£20,800
14	G	Self-contained studio inc. mezzanine	45	488	05-Sep-22	08-Sep-23	07-Apr-24	12	£1,999	£23,988
15	B	Self-contained 1 bed flat	51	549	16-Sep-21	01-Oct-23	30-Sep-24	12	£2,219	£26,623
16	B	Bedroom, kitchenette, storage and shower room	24	254					Not currently Let. Used by housekeeper.	
Total									£13,714.39	£164,573

Note: Units 3 & 8 are too small to be let as HMO rooms and are used as ancillary space.

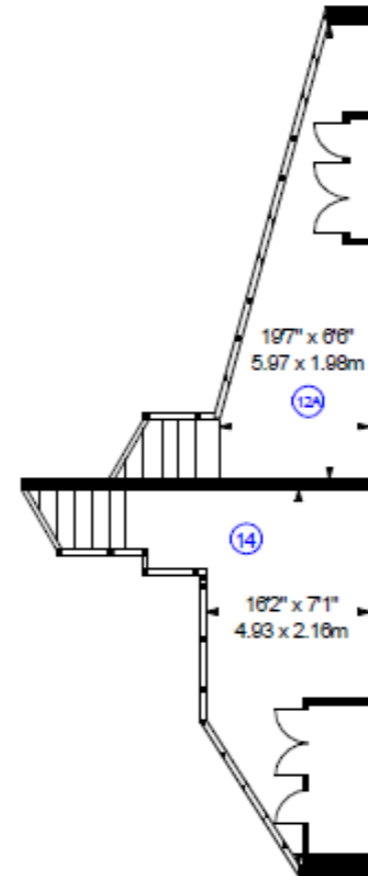
FLOOR PLANS



Lower Ground Floor

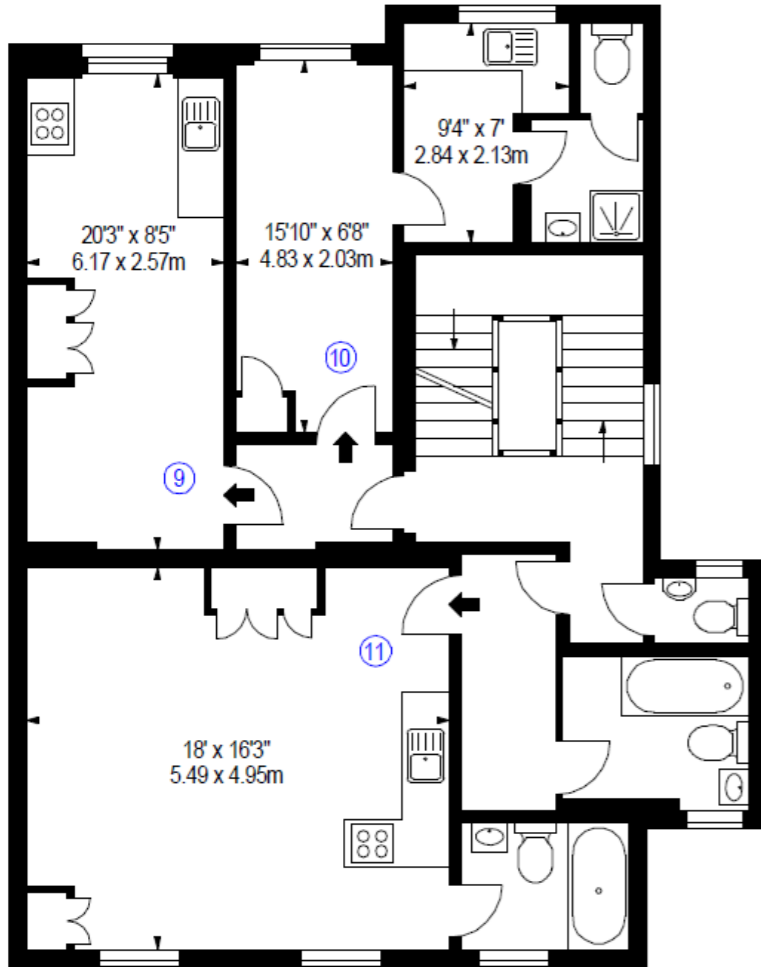


Ground Floor

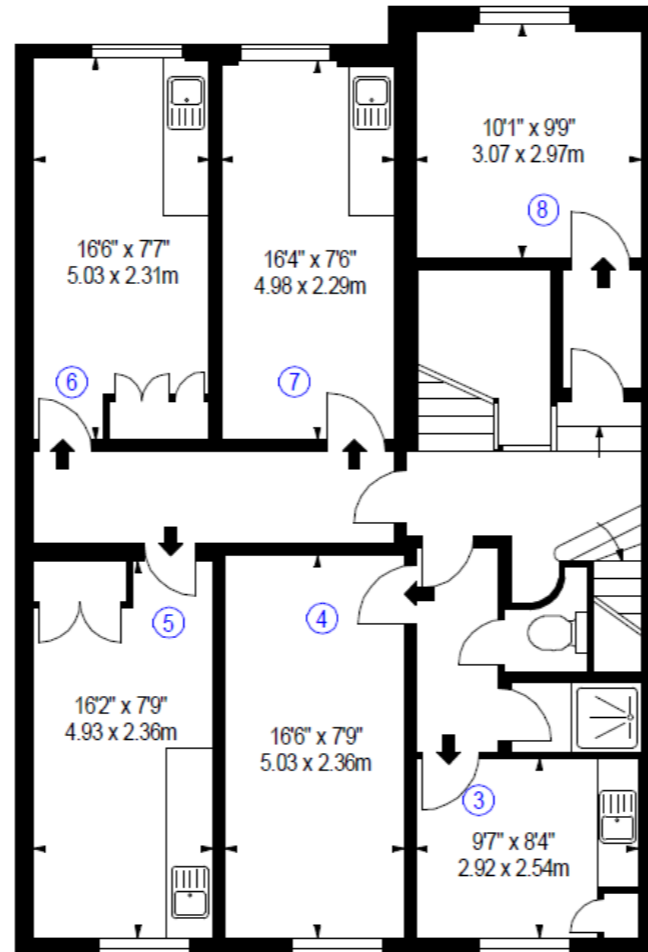


Mezzanine

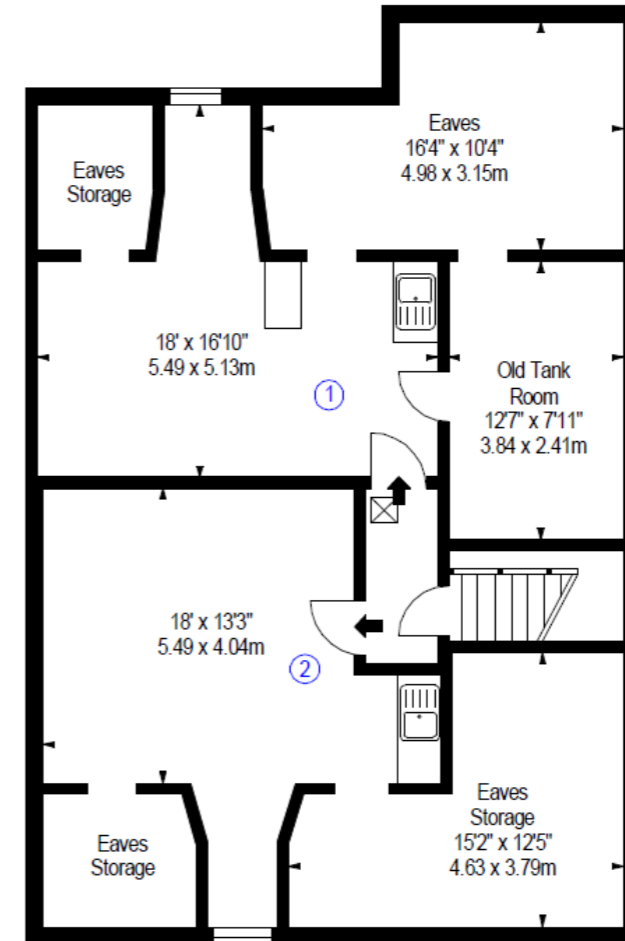
FLOOR PLANS



First Floor



Second Floor



Third Floor

**IMPORTANT NOTICE**

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TENURE

The Property is held Freehold.

VIEWINGS

Viewings are strictly by appointment only through the selling agent Savills.

METHOD OF SALE

The Property is offered for sale by Private Treaty and the vendor reserves the right to consider early offers or indeed accept no offers.

The Information Memorandum should be read in conjunction with the contents of the Data Room.

Should a closing date be set for the submission of offers, all parties who have expressed interest will be advised accordingly.

FURTHER INFORMATION

A full suite of background information can be found on the dataroom:

https://sites.savills.com/12_Roland_Gardens/

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