



RESIDENTIAL INVESTMENT PORTFOLIO

COMPRISING FLATS IN HAMMERSMITH & CHISWICK

Contents

1. Portfolio Background
2. Local Area Guide
3. Property Details
4. Price Schedule
5. Contact



HAMMERSMITH & CHISWICK

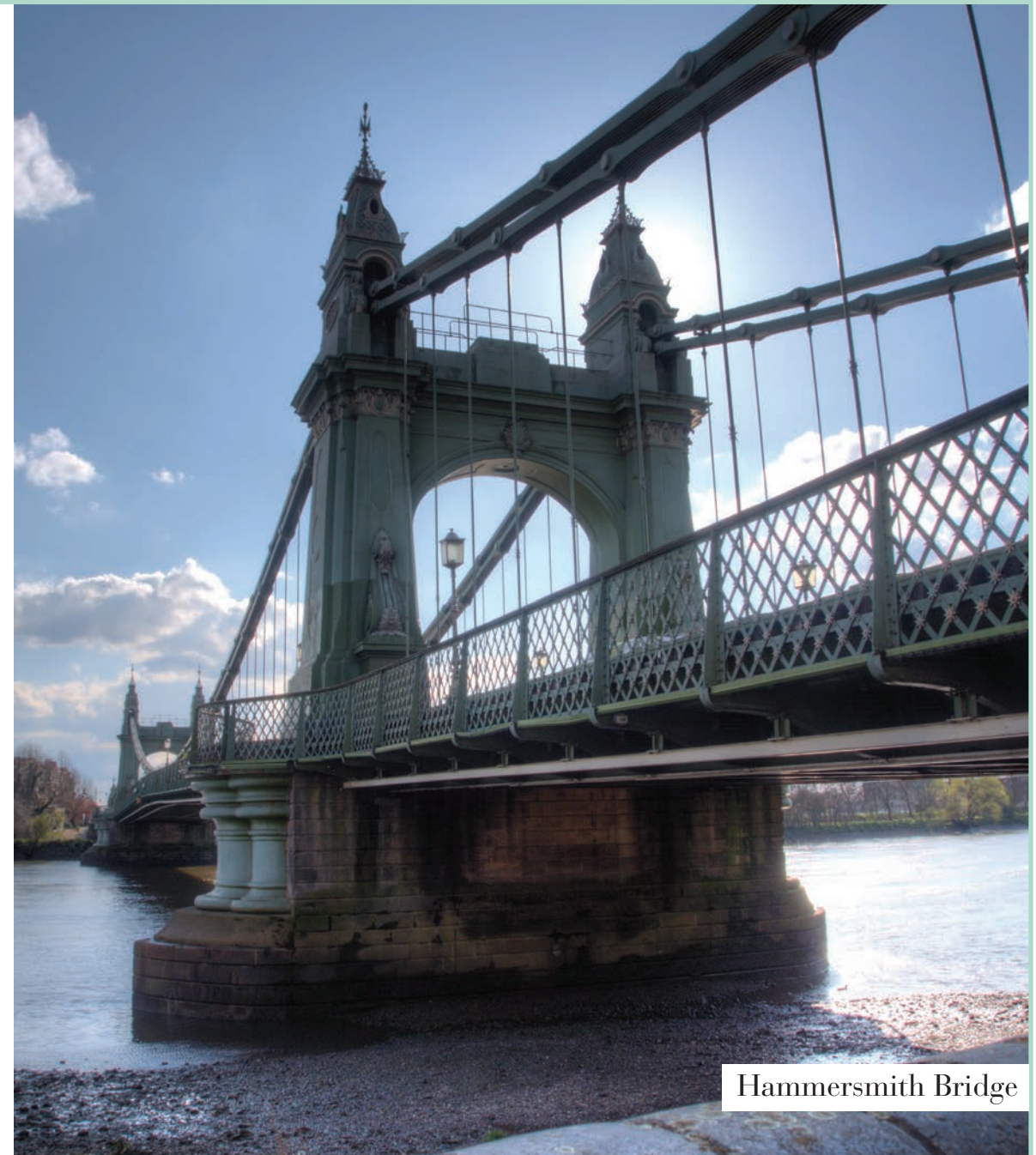


1. Portfolio Background

The portfolio has been put together for the purpose of building a private pension portfolio, the titles are in the main held by an SPV holding company, with the exception of Vitae Apartments which is privately held.



HAMMERSMITH & CHISWICK



Hammersmith Bridge

2. Local Area Guide

West London is a popular part of London to live and work, which attracts, local, national and international interest. This vibrant and cosmopolitan part of the capital is home to many notable attractions, including parks and historical buildings. West London is also known for its array of lively bars, restaurants and its cafes culture which is always buzzing with activity. Recent post pandemic demand for residential lettings property has triggered a sharp rise in rental prices, with particular focus on West London's prime residential areas. These trends underline the viability of holding bricks and mortar in West London for investment purposes. Savills residential market report for Q3 confirms evidence of this strong trend.

'Rental growth for prime properties in London reached 14.0% in the year to September 2022 - the highest growth since Savills index records began in 1979. Rents increased by 3.3% in the three months to the end of September. This is the fourth successive quarter where growth has exceeded 3%. In the capital, levels of homes available to rent remain at record low levels. Not only does this underpin strong rental growth, but it also drives applicants to look further afield. Indeed, 62% of Savills London agents reported that at least half of their new applicants are searching across multiple locations.'

Savills Residential Rents – Q3 2022 / 19th October 2022



HAMMERSMITH & CHISWICK



Hammersmith

Hammersmith is an attractive area to live, work and enjoy a multitude of leisure facilities including a wide variety of pubs, restaurants & cafes.

The Westfield Shopping Centre in Shepherd's Bush is an additional attraction and drives significant footfall in West London. Hammersmith is well placed to benefit from this important piece of infrastructure and all that it brings with it.

Transport links are particularly good with easy access to the Piccadilly, District and Hammersmith & City tube lines. Of further benefit is access to main line South East rail from Shepherd's Bush Green and direct tube access to Heathrow airport (Piccadilly line).

The area also enjoys immediate proximity to the River Thames and some of London's most historic and iconic landmarks including Hammersmith Bridge, The Lyric Theatre and the newly refurbished Livat Shopping Centre featuring operators such as IKEA, Lidl, Primark and H&M.



HAMMERSMITH & CHISWICK



Chiswick

Chiswick is a leafy, affluent district of West London which conveys a village like feel. The area is a particular mecca for media and creative industry professionals who are drawn to the independent shops, wine bars and high-end restaurants along Devonshire Road and Chiswick High Road (formally the Roman Great West Road). A public footpath runs past the historic pubs and 18th-century homes of Strand-on-the-Green to picturesque Thameside streets and the tow path.

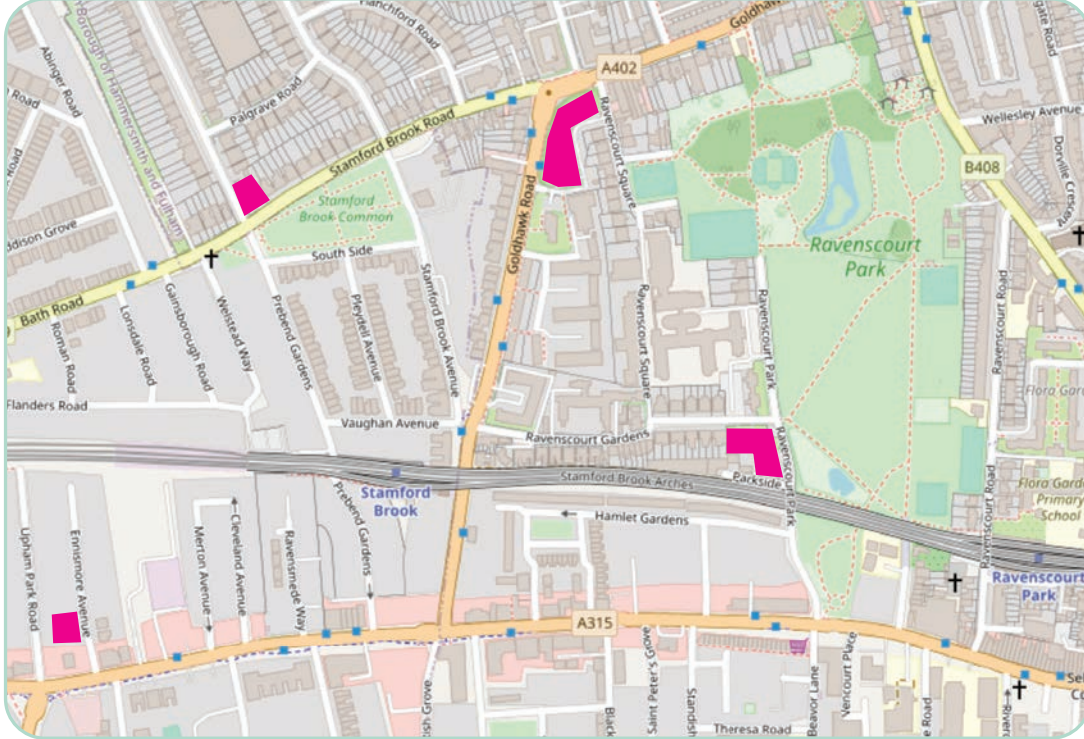
A noted focal point is Chiswick House and Gardens, home to Hogarth house, a Neo-Palladian style villa, which is a popular destination for locals and tourists. The house exhibits Old Master paintings and furnishings, whilst the manicured gardens, picnic and play areas are well inhabited during the warmer months. Local educational institutes include Godolphin and Latymer Girls School and St Paul's Boys School.



HAMMERSMITH & CHISWICK



3. Property Portfolio



Property Locations



HAMMERSMITH & CHISWICK



262 – 264 & 266 King Street Hammersmith, London, W6 0SP

Location:

King Street is to the southerly side of Ravenscourt Park and to the westerly side of Hammersmith, which runs into Chiswick High Road. Mixed use and commercial buildings make up the majority of the building stock that line King Street, with residential streets populating the areas behind the parades of shops. Ravenscourt Park is a green oasis in West London, which punctuates the cluster of Victorian and Edwardian streets that run from Shepherd's Bush to Hammersmith and Chiswick.

Situation:

The building occupies a position to the north-westerly corner of the junction of King Street and Ravenscourt Park adjacent to the park gates. Local businesses and amenities include, Chelsea Fine Arts, Arch KBB, Alicia Hair & Beauty, Top Hat Dry Cleaners, Sriracha Supermarket, Tesco Express, Indian Zing, La Piccola, Saigon Saigon, Potli Indian Cuisine, Sugar Cane Thai Bar & Restaurant, What The Fish, The Hampshire and Premier Inn London Hammersmith. Local transport is accessed via buses from King Street and from Ravenscourt Park tube station (District line) and Stamford Brook tube station (District line).



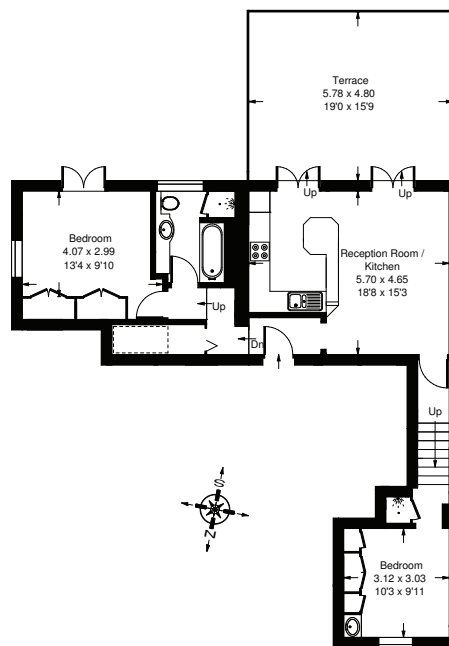
HAMMERSMITH & CHISWICK



*262-264 King Street, W6 / A late Victorian red brick
Mixed-Use building (commercial excluded)*

Flat 1 / 125 year Lease from March 1985 / Rent £21,600 pa.

- 1st floor flat, split level flat with dual aspects
- Gross Internal Area: 68.5 sq m / 737 sq ft approx
- 2 bedrooms with fitted wardrobes
- Open plan reception room / kitchen
- Southerly facing roof terrace off the reception room
- Ensuite shower cubicle
- Bathroom with separate shower
- Gas combination boiler
- Intercom entry phone
- Storage

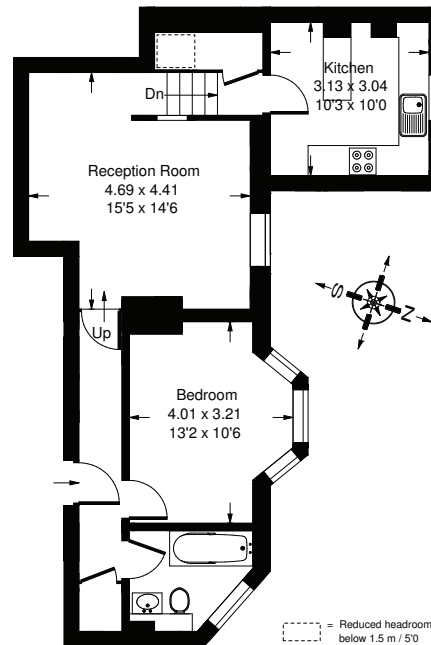


HAMMERSMITH & CHISWICK

*262-264 King Street, W6 / A late Victorian red brick
Mixed-Use building (commercial excluded)*

Flat 2 / 125 year Lease from March 1985 / Rent £14,400 pa.

- 1st floor, split level flat
- Gross Internal Area: 54.5 sq m / 587 sq ft approx
- 1 bedroom
- Reception room with views to Ravenscourt Park
- Kitchen / breakfast room
- Bathroom
- Storage
- Gas combination boiler
- Intercom entry phone



HAMMERSMITH & CHISWICK



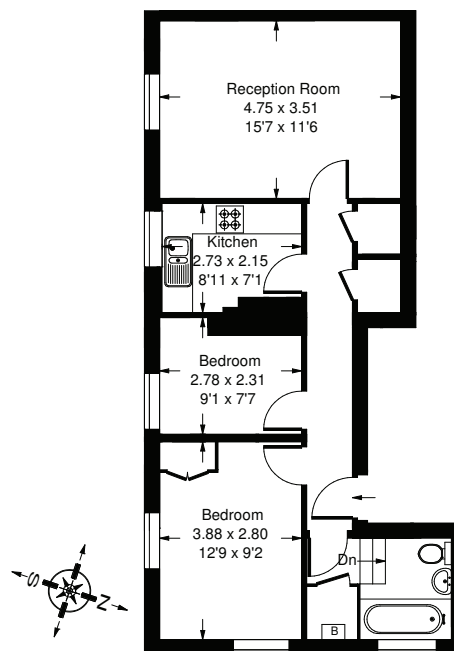
*262-264 King Street, W6 / A late Victorian red brick
Mixed-Use building (commercial excluded)*

Flat 3 / 125 year Lease from March 1985 / Rent £18,600 pa.

- 2nd floor split level flat with dual aspects
- Gross Internal Area: 55.6 sq m / 598 sq ft approx
- 2 bedrooms, 1 with a fitted wardrobe
- Reception room
- Kitchen
- Bathroom
- X2 storage cupboards
- Airing cupboard
- Gas combination boiler
- Intercom entry phone



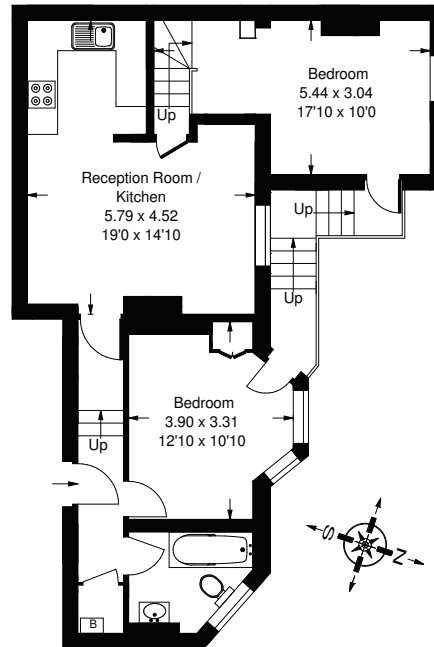
HAMMERSMITH & CHISWICK



*262-264 King Street, W6 / A late Victorian red brick
Mixed-Use building (commercial excluded)*

Flat 4 / 125 year Lease from March 1985 / Rent £23,500 pa.

- 2nd floor split level flat
- Gross Internal Area: 59 sq m / 635 sq ft approx
- 2 bedrooms, 1 with a fitted wardrobe
- Open plan reception room / kitchen
- Bathroom
- Airing cupboard
- Gas combination boiler
- Intercom entry phone

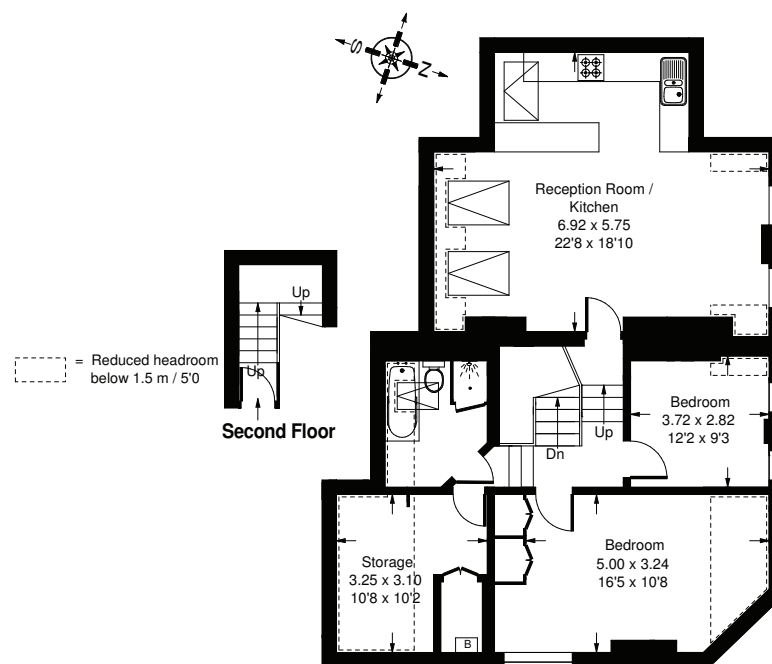


HAMMERSMITH & CHISWICK

*262-264 King Street, W6 / A late Victorian red brick
Mixed-Use building (commercial excluded)*

Flat 5 / 125 year Lease from March 2019 / Rent £19,200 pa.

- 3rd floor split level flat (top floor) with dual aspects (2nd floor entrance)
- Gross Internal Area: 91 sq m / 979 sq ft approx
- 2 bedrooms, 1 with fitted wardrobes
- Open plan reception room / kitchen with views to Ravenscourt Park
- Bathroom with separate shower
- Study / storage room
- Airing cupboard
- Gas combination boiler
- Intercom entry phone



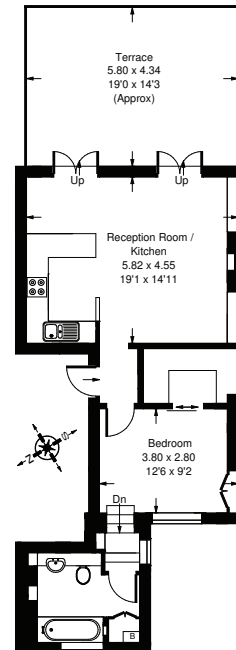
HAMMERSMITH & CHISWICK



*266 King Street, W6 / A late Victorian Mixed-Use building
(commercial excluded)*

Flat 2 / 125 year Lease from March 1985 with Share of Freehold / Rent £19,200 pa.

- 1st floor flat split level flat
- Gross Internal Area: 52.8 sq m / 568 sq ft approx
- 1 bedroom with walk-in wardrobe
- Open plan reception room / kitchen with dual French windows
- En-suite bathroom
- Airing cupboard
- Southerly facing roof terrace off the reception room
- Gas combination boiler
- Intercom entry phone



HAMMERSMITH & CHISWICK

Ravenscourt Park



*70 Stamford Brook Road,
Bedford Park, London, W6 0XL*

Location:

Stamford Brook Road runs east / west through Bedford Park immediately to the north of Stamford Brook Common and connects the Goldhawk Road in Shepherd's Bush to Bath Road in Chiswick. The area is principally populated by residential streets of Edwardian and 1930's houses, also with early 19 century mansion flats to the southerly side of Stamford Brook Common and Stamford Brook House to easterly side, a George II manor house built by Thomas Patterson in c.1743.

Situation:

The building is positioned to the northerly side of Stamford Brook Road to the corner of the junction with Emlyn Road, benefitting from southerly aspects over Stamford Brook Common. Local amenities include The Duchess W6 and a variety of shops, cafes and restaurants on Chiswick High Road and Askew Road which are within a short walk. Public transport is accessed via buses on Stamford Brook Road and from Stamford Brook tube station (District line).



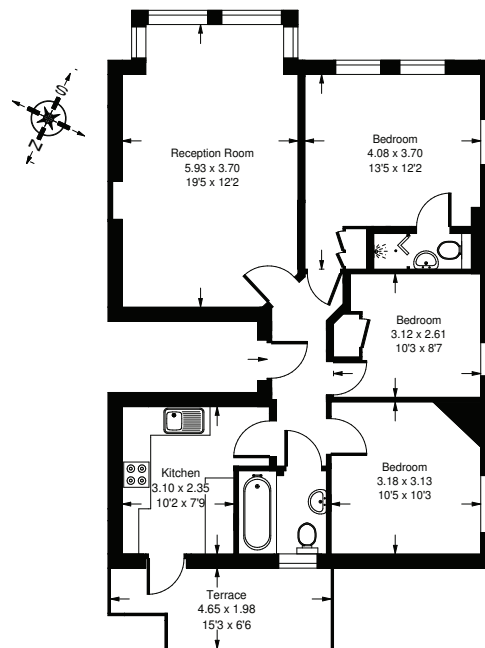
HAMMERSMITH & CHISWICK



*70 Stamford Brook Road, W6 / An Edwardian, red brick,
end of terrace house (1st & 2nd Floors)*

Flat B / 125 year Lease from December 2016 / Rent £25,200 pa.

- 1st floor lateral flat with southerly, westerly and northerly aspects
- Gross Internal Area: 72.8 sq m / 784 sq ft approx
- 3 bedrooms, 2 with fitted wardrobes
- Reception room
- Kitchen
- En-suite shower room
- Bathroom
- Storage
- Roof terrace off the kitchen
- Gas combination boiler
- Intercom entry phone

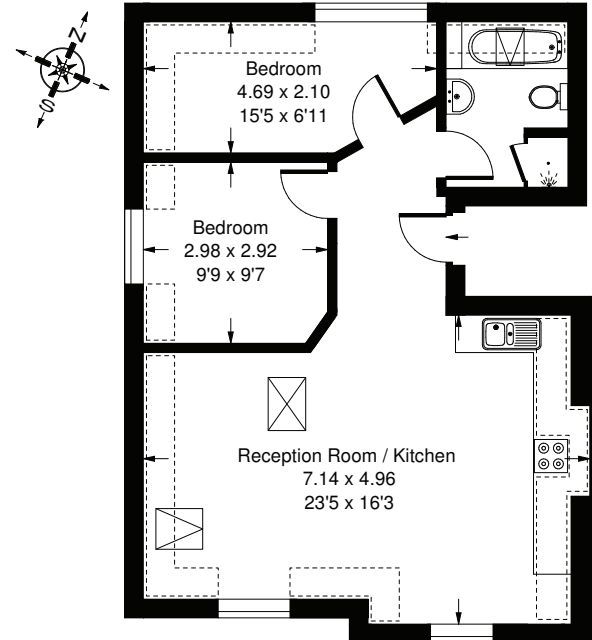


HAMMERSMITH & CHISWICK

*70 Stamford Brook Road, W6 / An Edwardian, red brick,
end of terrace house (1st & 2nd Floors)*

Flat C / 125 year Lease from December 2016 / Rent £15,600 pa.

- 2nd floor flat (top floor) with southerly, westerly and northerly aspects
- Gross Internal Area: 60.9 sq m / 655 sq ft approx
- 2 bedrooms
- Open plan reception room / kitchen
- Bathroom with separate shower
- Gas combination boiler
- Intercom entry phone



HAMMERSMITH & CHISWICK



Tube Station



3 Ennismore Avenue, Chiswick, London, W4 1SE

Location:

Chiswick is a vibrant West London family area in zone 3 with a bustling high road that attracts many big name brands as well as independent artisan operators. To the north of the high street are a number of parks including Chiswick Common and Stamford Brook Common and to the south of the high street are residential streets of predominantly Victorian and Edwardian houses that run down to the river Thames. Notable local landmarks are Hogarth's House and Fuller's Brewery.

Situation:

The building is part of a terrace of Edwardian houses which are situated to the westerly side of Ennismore Avenue, immediately north of the junction with Chiswick High Road. The street is a quite dead-end residential road with direct access to local shops, cafes and restaurants on Chiswick High Road and the surrounding streets. Public transport is access from Chiswick High Road (buses) and tube access is via Stamford Brook station (District line).



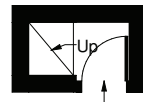
HAMMERSMITH & CHISWICK



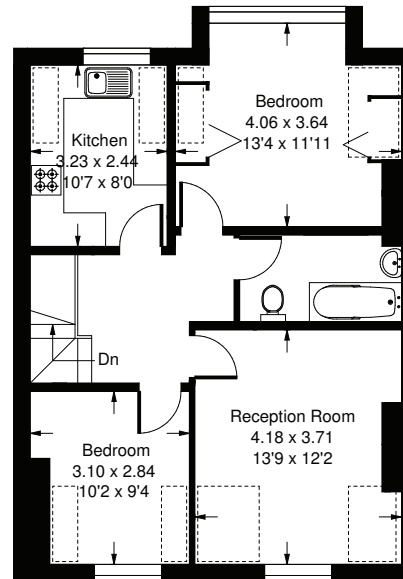
*3 Ennismore Avenue, W4 / An Edwardian,
red brick, terraced house (2nd Floor)*

Top Floor Flat / 169 year Lease from January 2016 (Lease originally granted in December 1987 and extended) with Share of Freehold / Rent £18,600 pa.

- 2nd floor flat, with east and westerly aspects (1st floor entrance)
- Gross Internal Area: 63.1 sq m / 679 sq ft approx
- 2 bedrooms
- Reception room
- Kitchen
- Bathroom
- Gas combination boiler
- Intercom entry phone



First Floor



Second Floor



HAMMERSMITH & CHISWICK

*311 Goldhawk Road,
Ravenscourt Park, London, W6 0SZ*

Location:

The Ravenscourt Park area is positioned between Shepherd's Bush, Hammersmith and Chiswick. The architecture is principally residential featuring Victorian and Edwardian terraced houses punctuated by new build blocks of flats and mews style houses, which encompass Ravenscourt Park.

Situation:

The development is situated on the south-easterly side of Goldhawk Road, adjacent to the junction with Stamford Brook Road. The flat occupied the 1st floor in the second of four blocks and benefits from easterly and westerly aspects. Local amenities include the Duchess W6, which is opposite the development and shops, cafes and restaurants are nearby on Askew Road and Chiswick High Road. Public transport is accessed via Stamford Brook Station (District line).



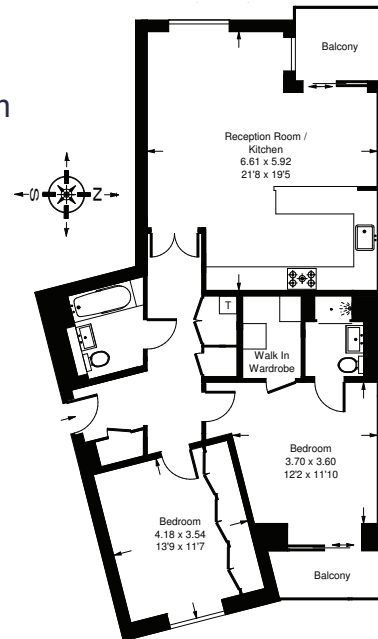
HAMMERSMITH & CHISWICK



26 Vitae Apartments, W6 / A new build flat contained within a gated development (1st Floor)

1st Floor Flat / 999 year Lease from May 2002 / Rent £26,400 pa.

- 1st floor lateral flat
- Gross Internal Area: 91.2 sq m / 982 sq ft approx
- Master bedroom with walking in wardrobe and balcony
- Bedroom 2 with fully fitted wardrobes
- Open plan reception room / dining room / kitchen
- En-suite shower room to the master bedroom
- Bathroom
- Entrance hall
- West facing balcony / terrace off the reception room
- Central heating
- Intercom entry phone
- Private off street parking space
- Secure gated development



HAMMERSMITH & CHISWICK

4. Price Schedule

Address:	Sale Price:	Rent:	Yield:
Flat 1, 262-264 King Street, W6 OSP	£650,000	£21,600 pa	3.32%
Flat 2, 262-264 King Street, W6 OSP	£460,000	£14,400 pa	3.13%
Flat 3, 262-264 King Street, W6 OSP	£495,000	£18,600 pa	3.76%
Flat 4, 262-264 King Street, W6 OSP	£555,000	£23,500 pa	4.23%
Flat 5, 262-264 King Street, W6 OSP	£765,000	£19,200 pa*	2.51%*
Flat 2, 266 King Street, W6 OSP	£515,000	£19,200 pa	3.72%
Flat B, 70 Stamford Brook Road, W6 OXL	£740,000	£25,200 pa	3.41%
Flat C, 70 Stamford Brook Road, W6 OXL	£595,000	£15,600 pa	2.65%
Top Floor Flat, 3 Ennismore Avenue, W4 1SE	£590,000	£18,600 pa	3.15%
26 Vitae Apartments, 311 Goldhawk Road, W6 0SZ	£1,030,000	£26,400 pa	2.56%
Global Values, Rent & Average Yield:	£6,395,000	£202,300 pa	3.16%

*NB – Under let, assume a passing rent of £450 per week (£23,400 per annum) at the next rent review which equates to a Net Initial Yield of 3.06%.



HAMMERSMITH & CHISWICK



5. Contact

Justin Knight MRICS

Managing Director

6 Holland Street

Kensington

London

W8 4LT

+44 (0)203 7733 988

+44 (0)7772 874 444

knightcommerciallondon.co.uk

justin@knightcommerciallondon.co.uk



HAMMERSMITH & CHISWICK



SMART



MOVES