

London NW10 - 835 Harrow Road, Harlesden NW10 5NH
Freehold Residential Block Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



London NW10 - 835 Harrow Road, Harlesden NW10 5NH

Freehold Residential Block Investment



Investment Consideration:

- Purchase Price: £2,075,000
- Gross Initial Yield: 5.51%
- Rental Income: £114,244 p.a.
- VAT is NOT applicable to this property
- Comprises 5 x Studio Flats and 2 x 2-Bedroom Flats arranged over five floors.
- Recently refurbished to a high standard
- Total area size of 226 sq m (2,432 sq ft)
- Located within 9 minute walk of Willesden Station which provides direct services to Central London and Harlesden High Street, providing quick access to a range of local shops and amenities.
- Nearby occupiers include convenience store, restaurants/takeaways, butcher and many more.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1 (Basement)	Two Bedrooms, Kitchen/Living Room 58 sq m (620 sq ft)	N&N Property Management Limited	36 months from 13 January 2022	£19,020	Note 1: Guaranteed Rent Agreement
Studio Flat 2 (Ground Floor)	Double bed, Kitchenette, En-Suite 21 sq m (226 sq ft)	Individual	24 months from 24 August 2020	£15,365.40	Note 1: AST
Studio Flat 3 (Ground Floor)	Double bed, Kitchenette, En-Suite 25 sq m (269 sq ft)	Individual	12 months from 17 February 2021	£15,365.40	Note 1: AST Note 2: Holding Over
Studio Flat 4 (First Floor)	Double bed, Kitchenette, En-Suite 14 sq m (151 sq ft)	Individual	12 months from 10 June 2022	£15,365.40	Note 1: AST
Studio Flat 5 (First Floor)	Double bed, Kitchenette, En-Suite 34 sq m (366 sq ft)	Individual	12 months from 17 February 2021	£15,365.40	Note 1: AST Note 2: Holding Over
Studio Flat 6 (Second Floor)	Double bed, Kitchenette, En-Suite, 12 sq m (129 sq ft)	Individual	12 months from 2 December 2020	£15,365.40	Note 1: AST
Flat 7 (Second/Third Floor)	Two Bedrooms, Kitchen/Living Room 62 sq m (668 sq ft)	The Council of the London borough of Hammersmith and Fulham	36 months from 31 January 2020	£18,396.73	Note 1: IRI Note 2: Option to determine at any time with 28 days notice.
Total				£114,244	

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Property Description:

The property comprises 5 large studio flats, a double storey 2-bedroom flat and a newly refurbished 2-bedroom garden flat arranged over five floors.

The property provides the following accommodation and dimensions:

Basement: 58 sq m (620 sq ft)

Flat 1 - Two Bedrooms, Kitchen/Living Room, Bathroom/WC

Ground Floor:

Studio Flat 2 - 21 sq m (226 sq ft)

Studio Flat 3 - 25 sq m (269 sq ft)

First Floor:

Studio Flat 4 - 14 sq m (151 sq ft)

Studio Flat 5 - 34 sq m (366 sq ft)

Second Floor:

Studio Flat 6 - 12 sq m (129 sq ft)

Second/Third Floor: 62 sq m (668 sq ft)

Flat 7 - Two Bedrooms, Kitchen/Living Room, Bathroom/WC

Additional eaves storage of 12 sq m (129 sq ft)

Tenancy:

Flat 1 is at present let on an AST to N&N Property Management Limited for a term of 36 months from 13th January 2022 at a current rent of £19,020 per annum.

Flat 2 is at present let on an AST to an Individual for a term of 24 months from 24th August 2020 at a current rent of £15,365.40 per annum.

Flat 3 is at present let on an AST to an Individual for a term of 12 months from 17th February 2021 at a current rent of £15,365.40 per annum.

Flat 4 is at present let on an AST to an Individual for a term of 12 months from 10th June 2022 at a current rent of £15,365.40 per annum.

Flat 5 is at present let on an AST to an Individual for a term of 12 months from 17th February 2021 at a current rent of £15,365.40 per annum.

Flat 6 is at present let on an AST to an Individual for a term of 12 months from 2nd December 2020 at a current rent of £15,365.40 per annum.

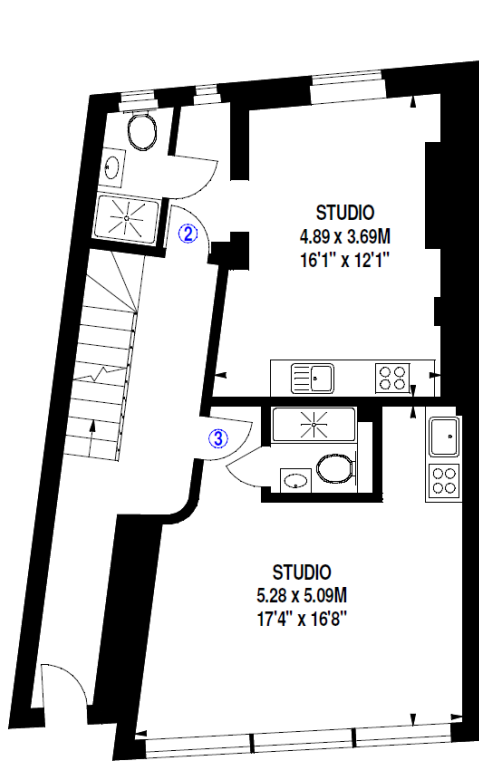
Flat 7 is at present let on a lease to The Council of the London borough of Hammersmith and Fulham for a term of 36 months from 31st January 2020 at a current rent of £18,396.73 per annum. Option to determine at any time with 28 days notice.

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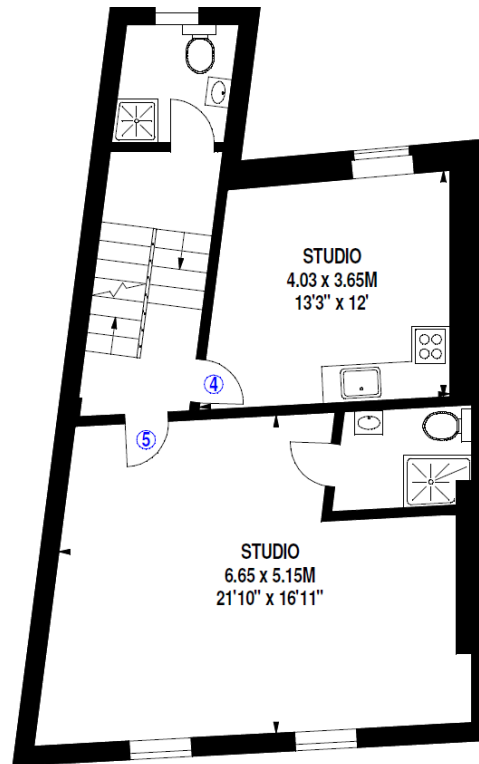


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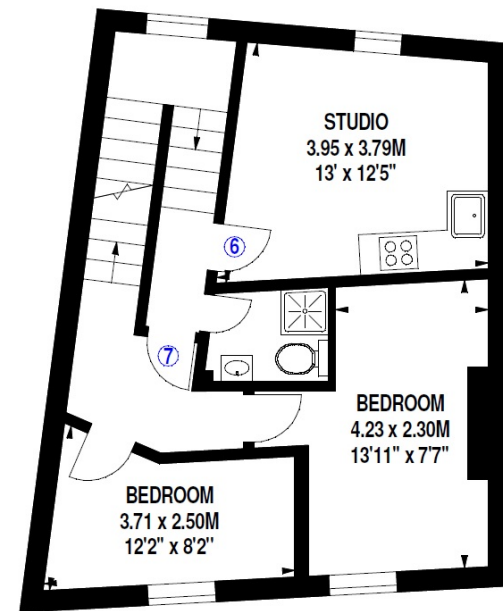
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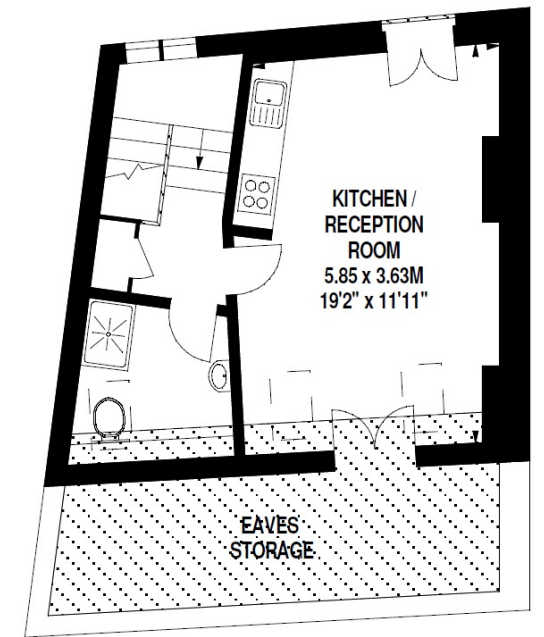
Ground Floor



First Floor



Second Floor



Third Floor

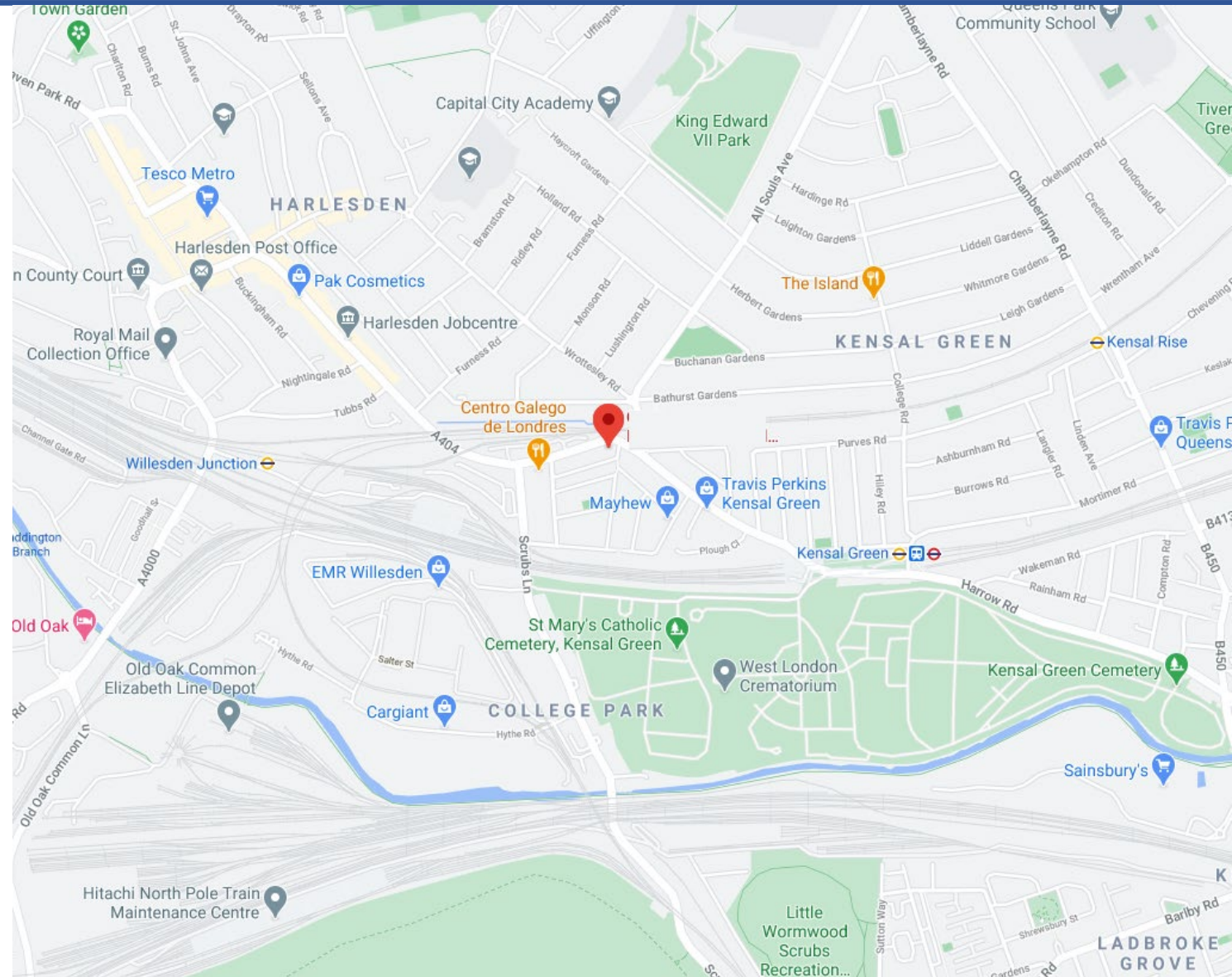
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Location:

Harlesden is an up-and-coming residential area known for its multicultural vibe, with a buzzing dining scene encompassing Caribbean, Brazilian, and Lebanese cuisines. Its busy High Street offers take-out restaurants and international grocery stores, plus the cast-iron Jubilee Clock, a late-19th-century landmark. The property is located within 9 minute walk of Willesden Station which provides direct services to Central London and Harlesden High Street, providing quick access to a range of local shops and amenities. Nearby occupiers include convenience store, restaurants/takeaways, butcher and many more.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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