

London HA2 - 32 Drake Road, South Harrow HA2 9EA  
Freehold 2 Flats Residential Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



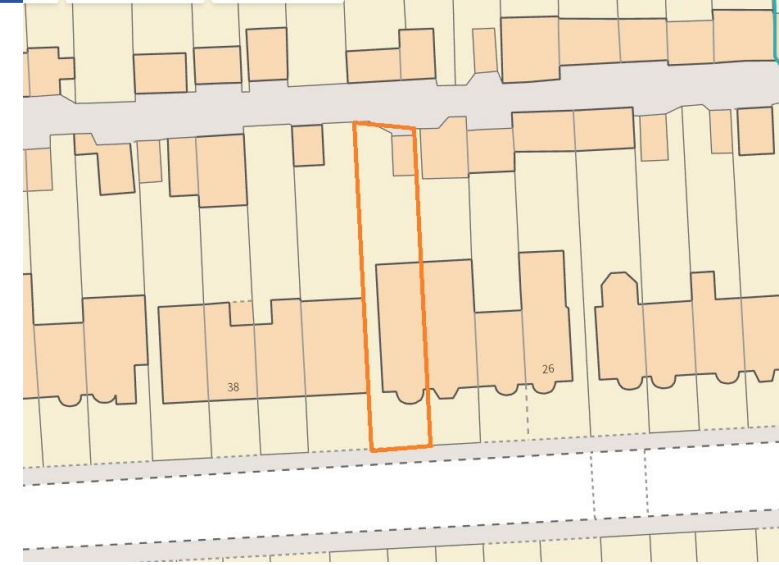
# London HA2 - 32 Drake Road, South Harrow HA2 9EA

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### Investment Consideration:

- Purchase Price: £725,000
- Gross Initial Yield: 4.80%
- Rental Income: £34,800 p.a.
- VAT is NOT applicable to this property
- Comprises 2 residential flats (1 x 3-Bed & 1 x 2.5 Bed)
- Each flat benefits from its own private garden at rear
- Newly converted in 2020 to a high standard
- Situated within short walk to Rayners Lane underground station, with occupiers nearby including Tesco Express, Post Office, Pharmacy, Restaurants and many more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1 (Ground Floor)	Total area: 57 sq m (613 sq ft) 3 Bedrooms, Kitchen/Living Room, Bathroom, Garden	Individual	12 Months from 8 April 2023	£18,600	Note 1: AST Note 2: Deposit held of £1,550
Flat 2 (First Floor & Loft)	Total area: 59 sq m (635 sq ft) 2 Bedrooms, Study, Kitchen/Living Room, Bathroom, Garden	Individual	12 Months from 22 April 2023	£16,200	Note 1: AST
<b>Total</b>				<b>£34,800</b>	



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### Property Description:

The property comprises end-of-terrace house converted in 2020 to 2 Residential Flats (1 x 3-Bed and 1 x 2.5 Bed), providing the following accommodation and dimensions:

Ground Floor: Flat 1            57 sq m    (613 sq ft)  
3 Bedrooms, Kitchen/Living Room, Bathroom, Garden  
First Floor & Loft: Flat 2        59 sq m    (635 sq ft)  
2 Bedrooms, Study, Kitchen/Living Room, Bathroom, Garden



### Tenancy:

Flat 1 is at present let on AST to an Individual for a term of 12 Months from 8<sup>th</sup> April 2023 at a current rent of £18,600 p.a. Deposit held of £1,550.

Flat 2 is at present let on AST to an Individual for a term of 12 Months from 22<sup>nd</sup> April 2023 at an agreed rent of £16,200 p.a.



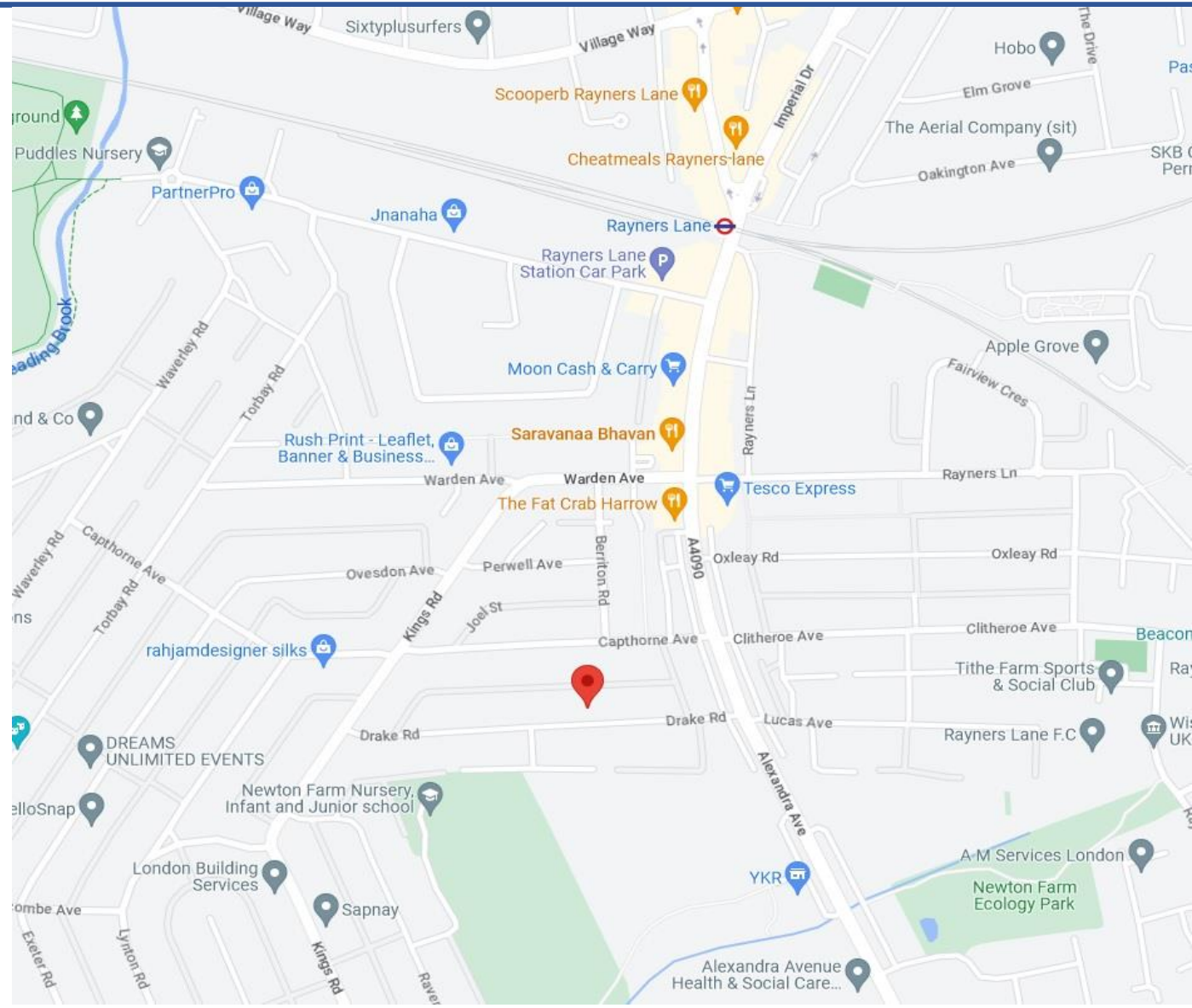
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### Location:

North Harrow is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. Rayners Lane is a suburban district in the London Borough of Harrow that forms the western part of Harrow. Located between Pinner and West Harrow, it takes its name from a road in the area, also called Rayners Lane which runs from Marsh Road in Pinner to Eastcote Lane in South Harrow. The property is situated within short walk to Rayners Lane Underground Station with occupiers nearby including Tesco Express, Post Office, Pharmacy, Restaurants and many more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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