

London TW8 - 25A,B,C,D Clayponds Lane, Hounslow TW8 0BN
Freehold Residential HMO Block Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £4,950,000
- Gross Initial Yield: 5.86%
- Rental Income: £290,273.88 p.a.
- VAT is NOT applicable to this property
- Comprises part new-build and part converted block of 20 x HMO studio flats
- Total area size in excess of 391 sq m (4,209 sq ft)
- The building benefits from large rear parking and installed solar panels on the roof
- Four of the studios benefit from private garden at rear
- Situated on a quiet residential street within 12 min walk from Kew Bridge or Brentford Train Stations, and nearby occupiers include McDonalds, Domino`s Pizza, Coral, Takeaway`s and many more.



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Property Description:

The property comprises a converted former public house and adjoining three-storey new build residential block, arranged as a 4 x HMO terraced buildings (25A-D), each consisting of 5 en-suite studios with kitchenettes and additional communal kitchens and laundry rooms. Four of the studios benefit from private garden at rear and the property provides the following accommodation and dimensions:

No.25A:

Studio 1 - 16 sq m (172 sq ft)
Studio 2 - 27 sq m (291 sq ft)
Studio 3 - 20 sq m (215 sq ft)
Studio 4 - 13 sq m (140 sq ft)
Studio 5 - 25 sq m (269 sq ft)

No.25C:

Studio 1 - 27 sq m (291 sq ft)
Studio 2 - 17 sq m (183 sq ft)
Studio 3 - 17 sq m (183 sq ft)
Studio 4 - 16 sq m (172 sq ft)
Studio 5 - 16 sq m (172 sq ft)

Total GIA: 391 sq m (4,209 sq ft)

No.25B:

Studio 1 - 16 sq m (172 sq ft)
Studio 2 - 27 sq m (291 sq ft)
Studio 3 - 20 sq m (215 sq ft)
Studio 4 - 13 sq m (140 sq ft)
Studio 5 - 25 sq m (269 sq ft)

No.25D:

Studio 1 - 27 sq m (291 sq ft)
Studio 2 - 18 sq m (194 sq ft)
Studio 3 - 17 sq m (183 sq ft)
Studio 4 - 17 sq m (183 sq ft)
Studio 5 - 17 sq m (183 sq ft)



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 25A Studio 1	Studio: 16 sq m (172 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 8 June 2021	£14,456.52	Note 1: AST Note 2: Holding over
No. 25A Studio 2	Studio: 27 sq m (291 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 4 April 2022	£14,456.52	Note 1: AST Note 2: Holding over
No. 25A Studio 3	Studio: 20 sq m (215 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 8 June 2020	£14,456.52	Note 1: AST Note 2: Holding over
No. 25A Studio 4	Studio: 13 sq m (140 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 14 July 2023	£14,456.52	Note 1: AST
No. 25A Studio 5	Studio: 25 sq m (269 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 3 August 2021	£14,456.52	Note 1: AST Note 2: Holding over
No. 25B Studio 1	Studio: 16 sq m (172 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 29 November 2022	£14,456.52	Note 1: AST
No. 25B Studio 2	Studio: 27 sq m (291 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 23 December 2020	£14,456.52	Note 1: AST Note 2: Holding over
No. 25B Studio 3	Studio: 20 sq m (215 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 21 February 2023	£14,456.52	Note 1: AST
No. 25B Studio 4	Studio: 13 sq m (140 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 1 March 2023	£14,456.52	Note 1: AST
No. 25B Studio 5	Studio: 25 sq m (269 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 8 June 2020	£14,456.52	Note 1: AST Note 2: Holding over

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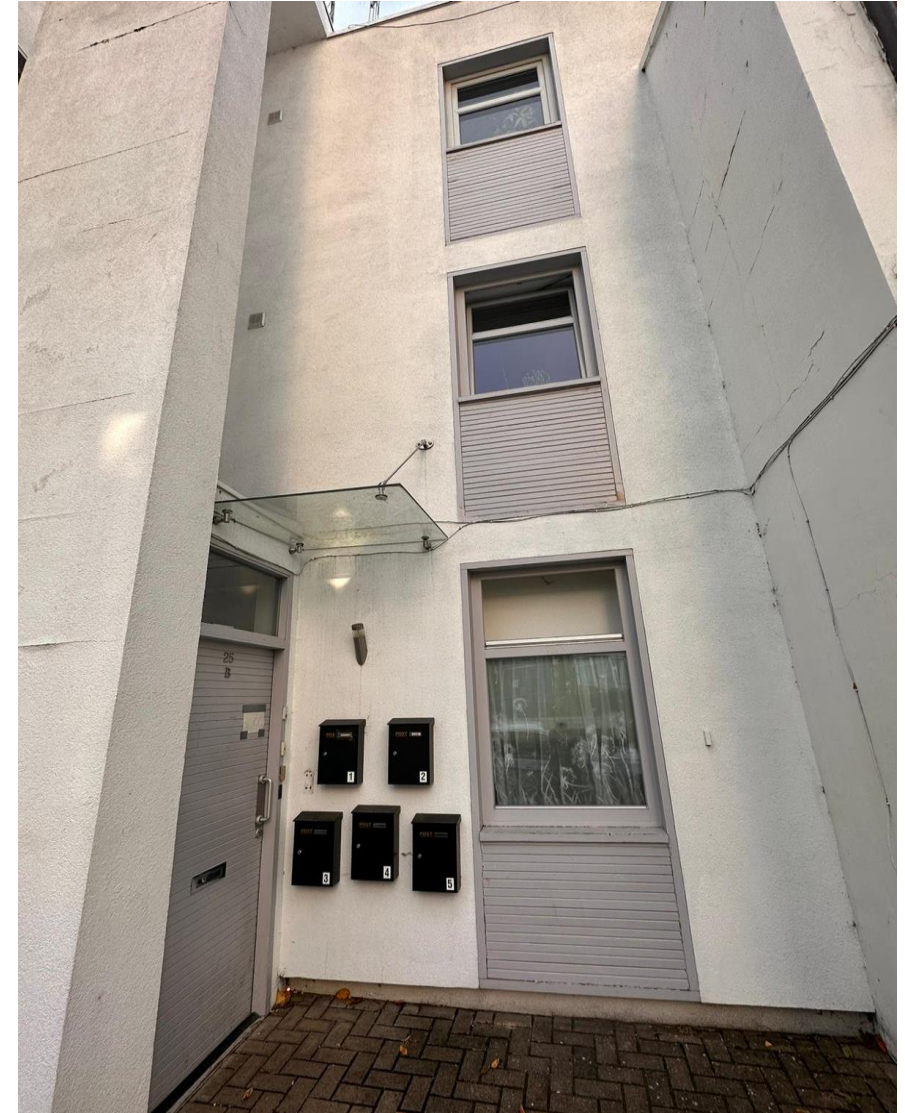
Tenancies and Accommodation:

No. 25C Studio 1	Studio: 27 sq m (291 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 4 March 2022	£14,456.52	Note 1: AST Note 2: Holding over
No. 25C Studio 2	Studio: 17 sq m (183 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 18 December 2020	£15,600.00	Note 1: AST Note 2: Holding over
No. 25C Studio 3	Studio: 17 sq m (183 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 8 June 2020	£14,456.52	Note 1: AST Note 2: Holding over
No. 25C Studio 4	Studio: 16 sq m (172 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 8 June 2020	£14,456.52	Note 1: AST Note 2: Holding over
No. 25C Studio 5	Studio: 16 sq m (172 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 8 July 2021	£14,456.52	Note 1: AST Note 2: Holding over
No. 25D Studio 1	Studio: 27 sq m (291 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 6 June 2021	£14,456.52	Note 1: AST Note 2: Holding over
No. 25D Studio 2	Studio: 18 sq m (194 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 1 April 2020	£14,456.52	Note 1: AST Note 2: Holding over
No. 25D Studio 3	Studio: 17 sq m (183 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 17 December 2020	£14,456.52	Note 1: AST Note 2: Holding over
No. 25D Studio 4	Studio: 17 sq m (183 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 4 November 2020	£14,456.52	Note 1: AST Note 2: Holding over
No. 25D Studio 5	Studio: 17 sq m (183 sq ft) Double Bed, Kitchenette, Bathroom	Individual	12 Months from 7 December 2022	£14,456.52	Note 1: AST

Total

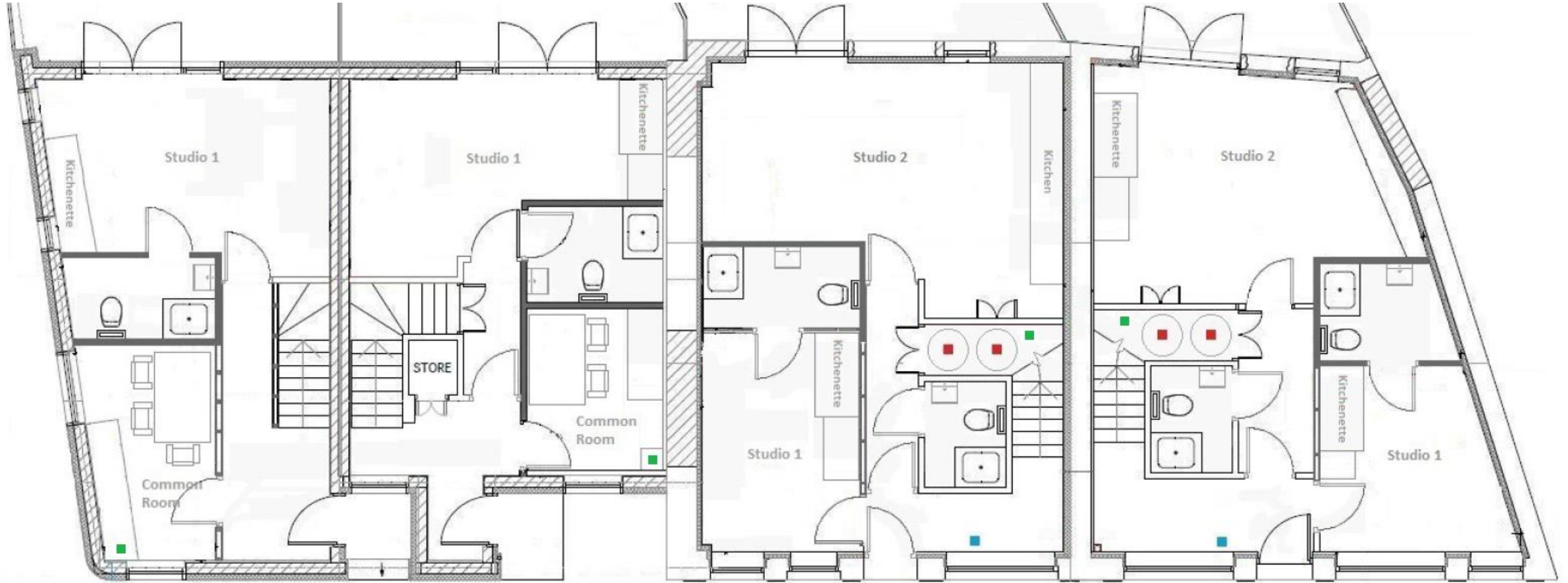
£290,273.88

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Ground Floor Plans: **HOUSE 25A**

HOUSE 25B

HOUSE 25C

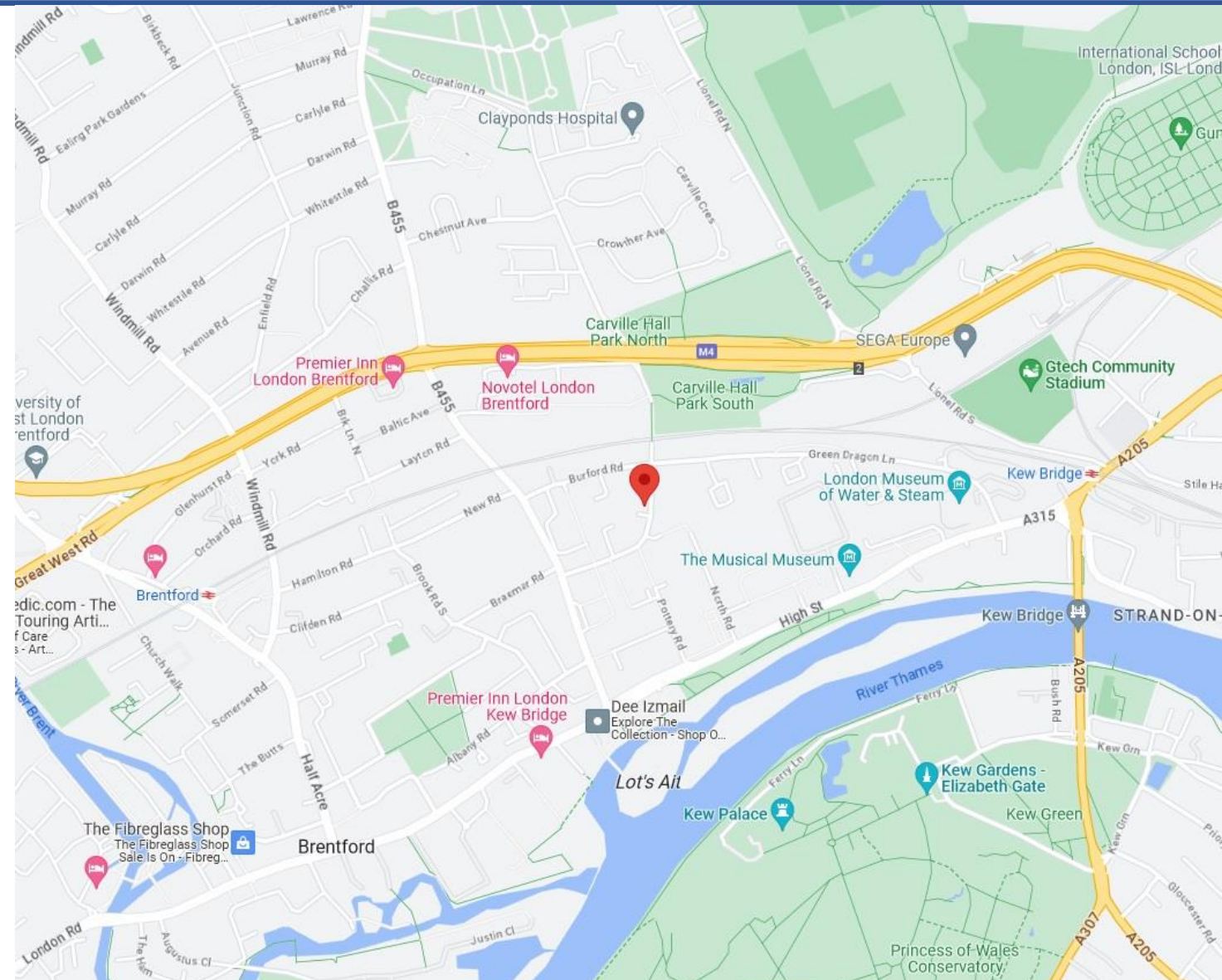
HOUSE 25D

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Location:

Brentford is a suburban town in West London, England and part of the London Borough of Hounslow. It lies at the confluence of the River Brent and the Thames, 8 miles west of Charing Cross. The property is situated on a quiet residential street, equally within 12 min walk from Kew Bridge or Brentford Train Stations and also a short walk from Thames River and Watermans Park. Nearby occupiers include McDonalds, Domino's Pizza, Coral, Takeaway's and many more.



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Contacts:

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