

London UB7 - 18 Bittern House, 28 Wraysbury Drive, West Drayton UB7 7FH
Long Leasehold Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £325,000
- Gross Initial Yield: 5.54%
- Rental Income: £18,000 p.a.
- VAT is NOT applicable to this property
- Comprises 2-bedroom apartment with 1 car parking space
- Held on a 150-year lease from 1st Jan 2007, thus having 133 years unexpired
- Situated within 11min walk from West Drayton Train Station and occupiers nearby including Tesco Superstore, Aldi, Subway, Iceland, KFC and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Apartment 18 (Second Floor)	Internal Area: 58 sq m (624 sq ft) Kitchen/Living Room, 2 Bedrooms, 2 Bathrooms	Individual	12 Months from 16 October 2023	£18,000	Note 1: AST Note 2: Deposit held of £1,442.30
			Total	£18,000	

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Apartment 18:

Comprises 2-bedroom 2nd floor apartment, providing the following accommodation and dimensions:

GIA: 58 sq m (624 sq ft)

Kitchen/Living Room, 2 Bedrooms, 2 Bathrooms, Parking

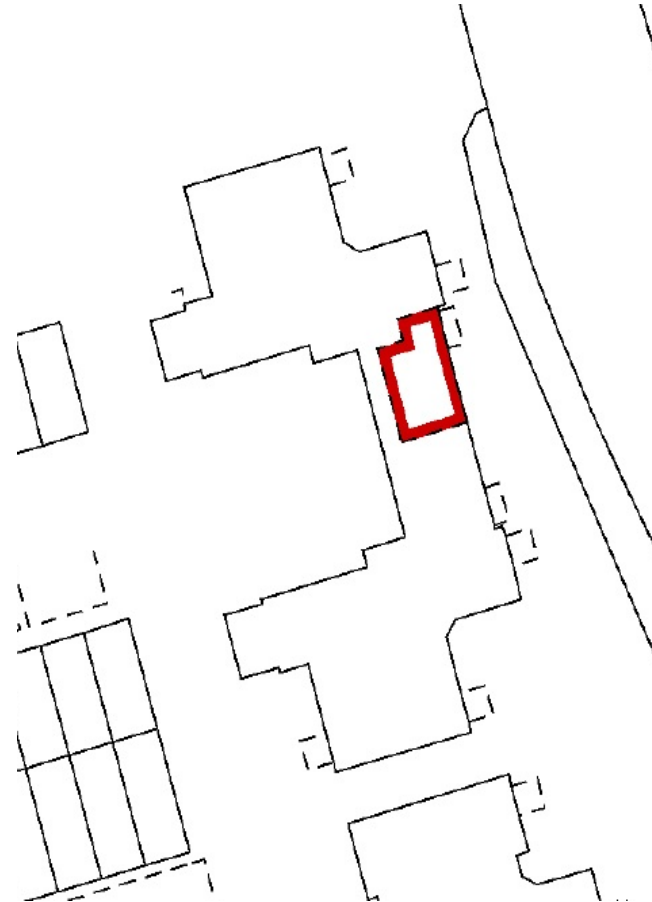
EPC Rating - C

Tenancy:

The property is at present let on AST to an Individual for a term of 12 Months from 16th October 2023 at a current rent of £18,000 per annum. Deposit held of £1,442.30

Tenure:

Leasehold. Held on a 150 year lease from 1st Jan 2007.
Ground rent and service charge total of £2,819 p.a.



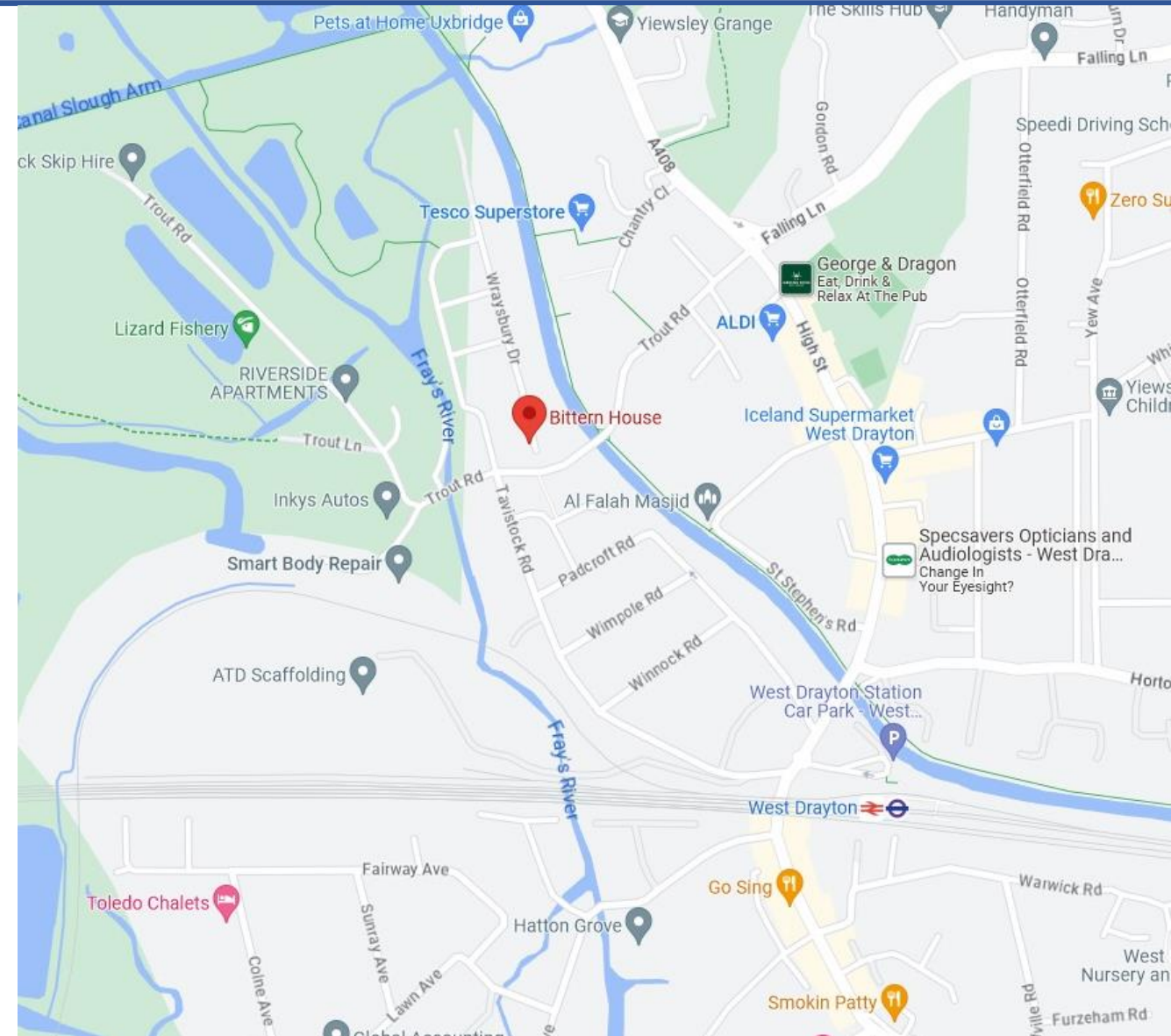
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Location:

West Drayton is a suburban town in the London Borough of Hillingdon. West Drayton railway station in Yiewsley is served by the Elizabeth line and Great Western Railway (GWR). The Elizabeth line operates a stopping service between Abbey Wood and Reading and GWR operates a stopping service between London Paddington and Didcot Parkway. The property is situated within 11min walk from West Drayton Train Station and occupiers nearby including Tesco Superstore, Aldi, Subway, Iceland, KFC 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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