

London E1 - Flat 1, 300 Stepney Way, Stepney Green E1 3DW  
Virtual Freehold Residential Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# London E1 - Flat 1, 300 Stepney Way, Stepney Green E1 3DW

## Virtual Freehold Residential Investment



### Investment Consideration:

- Purchase Price: £700,000
- Gross Initial Yield: 4.97%
- Rental Income: £34,800 p.a.
- VAT is NOT applicable to this property
- Comprises 3-bed ground floor apartment with large garden at rear
- Residential block new build in 2017
- Situated within 12 min walk from Stepney Green Underground Station
- Mile End Road is within close proximity, which hosts retailers such as Asda, Nandos, German Doner Kebab, The Gym Group and many more.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1 (Ground Floor)	3 bedrooms, kitchen/living room, 2 bathrooms, large garden	Individual	12 Months from 1 March 2023 (Holding Over)	£34,800	Note 1: AST Note 2: Deposit held of £3,173
<b>Total</b>				<b>£34,800</b>	

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### Property Description:

Comprises 3-bed ground floor apartment with large rear garden at rear, providing the following accommodation and dimensions:

**Flat 1: 157 sq m (1,689 sq ft)**

Gross Internal area: 80 sq m (861 sq ft)

3 bedrooms, kitchen/living room, 2 bathrooms

Garden area: 77 sq m (828 sq ft)

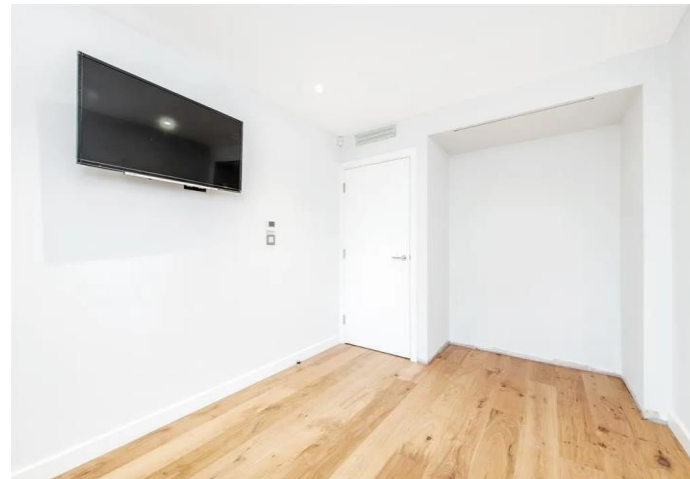


### Tenancy:

The property is at present let on AST to an Individual for a term of 12 Months from 1<sup>st</sup> March 2023 at a current rent of £34,800 p.a. Deposit held of £3,173.

### Tenure:

Long Leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.

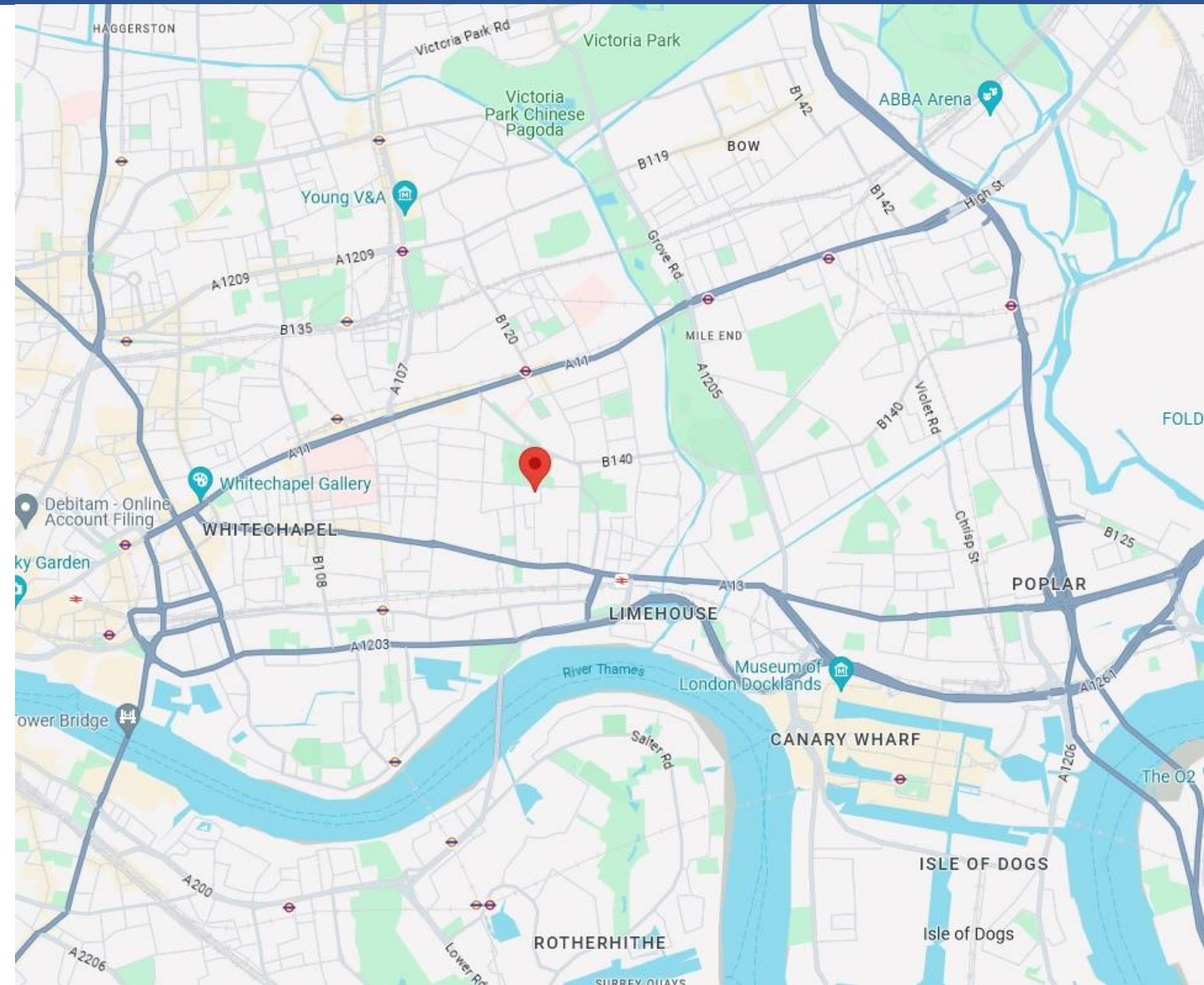


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## Location:

The property is located in the heart of Stepney, opposite Stepney Green Park and Farmers Market. Stepney Green Underground Station is 12 min walk, providing direct services to central London. Mile End Road is also within close proximity, which hosts retailers such as Asda, Nandos, German Doner Kebab, The Gym Group 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 CONSULTANTS

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