

London E15 - Elmsdown House, 81 Portway, Stratford E15 3QJ  
Freehold Residential Block of 14 Dwellings Investment



BLUE ALPINE

PROPERTY CONSULTANTS





# London E15 - Elmsdown House, 81 Portway, Stratford E15 3QJ

## Freehold Residential Block of 14 Dwellings Investment



### Investment Consideration:

- Purchase Price: £7,000,000
- Gross Initial Yield: 4.10%
- Rental Income: £286,920 p.a.
- VAT is NOT applicable to this property
- Comprises residential block of 14 dwellings including 5 x 1-Bed, 5 x 2-Bed, 3 x 3-Bed Apartments and 1 x 2-Bed House arranged over basement, ground, first, second and mezzanine floors
- Total Residential GIA: 1,055 sq m (11,357 sq ft)
- House benefit from two private gardens at front and rear
- Residential flats benefit from two communal gardens
- Developed to a very high standard featuring highly efficient electrical boilers with heating distributed by high gloss flat panel radiators, LED spot-lights throughout, entry phone system, vinyl wood strip flooring, luxury carpets to bedrooms and more
- Situated within quick bus ride or walk from Stratford Train and Underground Station, as well as Westfield Shopping Centre
- Stratford Station provides direct links to Canary Wharf (10 min) Liverpool Street (10min), London Bridge (15 min) and more.



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### Tenancies and Accommodation:

| Property     | Accommodation                            | Lessee & Trade  | Term                            | Current Rent £ p.a. | Tenancy Type | Deposit Held |
|--------------|--|-----------------|---------------------------------|---------------------|--------------|--------------|
| Unit 1       | 1-Bed Apartment 43.50 sq m (468 sq ft)   | Individual      | 12 Months from 24 March 2023    | £22,200             | AST          | £1,730       |
| Unit 2       | 1-Bed Apartment 43.50 sq m (468 sq ft)   | Individual      | 12 Months from 22 April 2024    | £22,200             | AST          | £1,495       |
| Unit 3       | 2-Bed Apartment 68.50 sq m (738 sq ft)   | Maier Laing Ltd | 24 Months from 15 March 2024    | £21,600             | CLA          |              |
| Unit 4       | 1-Bed Apartment 61.00 sq m (656 sq ft)   | Individual      | 12 Months from 21 January 2024  | £15,600             | AST          | £1,384       |
| Unit 5       | 2-Bed Apartment 77.00 sq m (829 sq ft)   | Individual      | 12 Months from 7 March 2024     | £17,400             | AST          | £1,442       |
| Unit 6       | 2-Bed Apartment 93.50 sq m (1,007 sq ft) | Individual      | 12 Months from 29 April 2024    | £17,700             | AST          | £1,701       |
| Unit 7       | 2-Bed Apartment 72.00 sq m (775 sq ft)   | Individual      | 12 Months from 15 April 2023    | £16,200             | AST          | £1,195       |
| Unit 8       | 1-Bed Apartment 44.50 sq m (479 sq ft)   | Individual      | 12 Months from 11 April 2023    | £16,200             | AST          | £1,195       |
| Unit 9       | 1-Bed Apartment 64.50 sq m (695 sq ft)   | Maier Laing Ltd | 36 Months from 23 February 2024 | £22,200             | CLA          |              |
| Unit 10      | 2-Bed House 82.00 sq m (883 sq ft)       | Individual      | 24 Months from 28 April 2024    | £25,200             | AST          | £2,423       |
| Unit 11      | 3-Bed Apartment 109 sq m (1,173 sq ft)   | Individual      | 24 Months from 7 February 2024  | £24,000             | AST          | £2,307       |
| Unit 12      | 3-Bed Apartment 97 sq m (1,044 sq ft)    | Individual      | 12 Months from 1 February 2024  | £22,320             | AST          | £1,961       |
| Unit 13      | 3-Bed Apartment 110 sq m (1,184 sq ft)   | Individual      | 12 Months from 1 May 2024       | £22,200             | AST          | TBC          |
| Unit 14      | 2-Bed Apartment 89.00 sq m (958 sq ft)   | Individual      | 12 Months from 28 May 2023      | £21,900             | AST          | £1,961       |
| <b>Total</b> |  |                 |                                 | <b>£286,920</b>     |              |              |

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### Property Description:

Comprises residential block of 14 dwellings (C3) and consist of 5 x 1-Bed, 5 x 2-Bed, 3 x 3-Bed Apartments and 1 x 2-Bed House. The units are split between basement, ground, first, second floor and mezzanine (11 units are duplex) and have been developed to a very high standard. The complex features two communal gardens with two private gardens and provides the following accommodation and dimensions:

#### Ground Floor:

*Unit 1:* 1-Bed Apartment 43.5 sq m (468 sq ft)

#### Basement/Ground Floor:

*Unit 11:* 3-Bed Apartment 109 sq m (1,173 sq ft)

*Unit 12:* 3-Bed Apartment 97 sq m (1,044 sq ft)

*Unit 13:* 3-Bed Apartment 110 sq m (1,184 sq ft)

*Unit 14:* 2-Bed Apartment 89 sq m (958 sq ft)

#### Ground/First Floor:

*Unit 10:* 2-Bed House 82 sq m (883 sq ft)

**Total Residential GIA: 1,055 sq m (11,357 sq ft)**

#### First Floor:

*Unit 2:* 1-Bed Apartment 43.5 sq m (468 sq ft)

#### First Floor/Mezzanine:

*Unit 3:* 2-Bed Apartment 68.5 sq m (738 sq ft)

*Unit 4:* 1-Bed Apartment 61 sq m (656 sq ft)

*Unit 5:* 2-Bed Apartment 77 sq m (829 sq ft)

*Unit 6:* 2-Bed Apartment 93.5 sq m (1,007 sq ft)

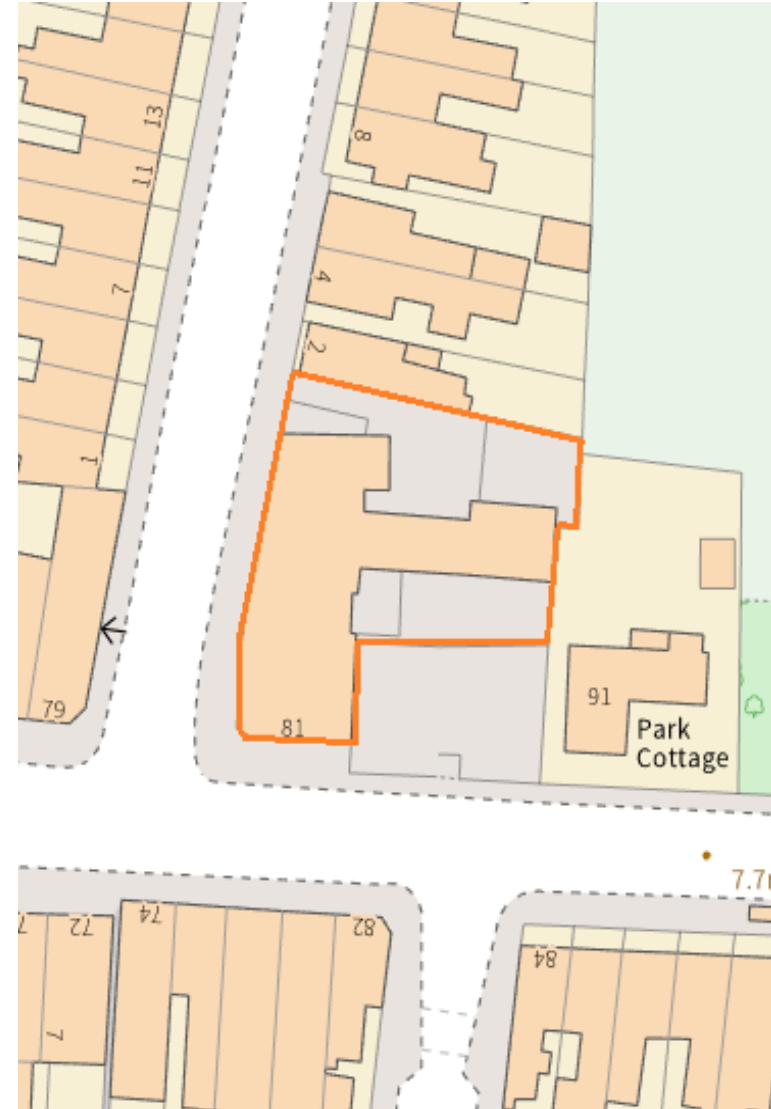
*Unit 7:* 2-Bed Apartment 72 sq m (775 sq ft)

#### Second Floor:

*Unit 8:* 1-Bed Apartment 44.5 sq m (479 sq ft)

#### Second Floor/Mezzanine:

*Unit 9:* 1-Bed Apartment 64.5 sq m (695 sq ft)



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### Basement/Ground Floor Duplex Apartments Layout:

**Unit 11:** 3-Bed Apartment 109 sq m (1,173 sq ft)

Ground Floor: open plan kitchen/living room, 1 bedroom and wc

Basement: 2 bedrooms with outdoor patio and bathroom

**Unit 12:** 3-Bed Apartment 97 sq m (1,044 sq ft)

Ground Floor: open plan kitchen/living room, 1 bedroom and wc

Basement: 2 bedrooms with outdoor patio and bathroom

**Unit 13:** 3-Bed Apartment 110 sq m (1,184 sq ft)

Ground Floor: open plan kitchen/living room, 1 bedroom and wc

Basement: 2 bedrooms with outdoor patio and bathroom

**Unit 14:** 2-Bed Apartment 89 sq m (958 sq ft)

Ground Floor: kitchen, living/dining room and wc

Basement: 2 bedrooms with outdoor patio and 2 bathrooms





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### First Floor/Mezzanine Apartments Layout:

**Unit 3:** 2-Bed Apartment 68.50 sq m (738 sq ft)

First Floor: open plan kitchen/living room and bathroom

Mezzanine: 2 bedrooms

**Unit 4:** 1-Bed Apartment 61.00 sq m (656 sq ft)

First Floor: open plan kitchen/living room and wc at

Mezzanine: 1 bedroom and bathroom

**Unit 5:** 2-Bed Apartment 77.00 sq m (829 sq ft)

First Floor: open plan kitchen/living room and wc

Mezzanine: 2 bedrooms and bathroom

**Unit 6:** 2-Bed Apartment 93.50 sq m (1,007 sq ft)

First Floor: open plan kitchen/living room and bathroom

Mezzanine: 2 bedrooms

**Unit 7:** 2-Bed Apartment 72.00 sq m (775 sq ft)

First Floor: open plan kitchen/living room and wc

Mezzanine: 2 bedrooms and bathroom



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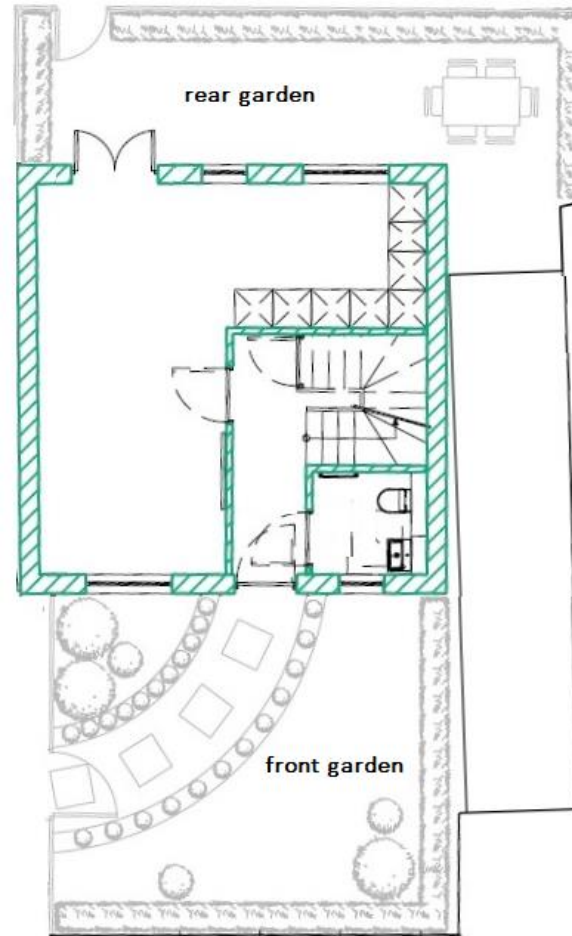


### Ground/First Floor House Layout:

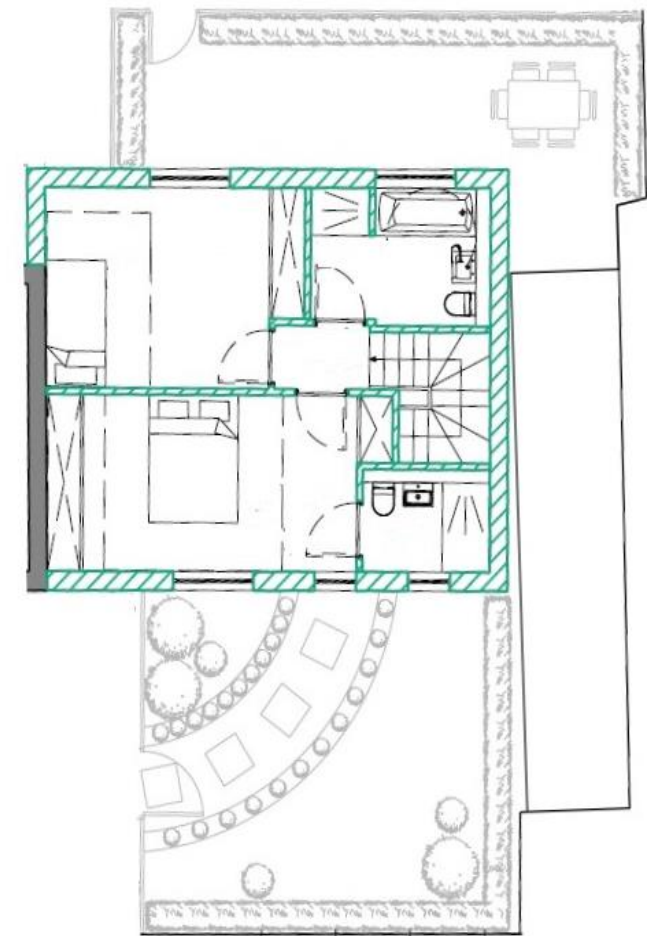
Unit 10: 2-Bed House 82 sq m (883 sq ft)

Ground Floor: open plan kitchen/living room, wc and 2 gardens

First Floor: 2 bedrooms and 2 bathrooms



Ground Floor



First Floor

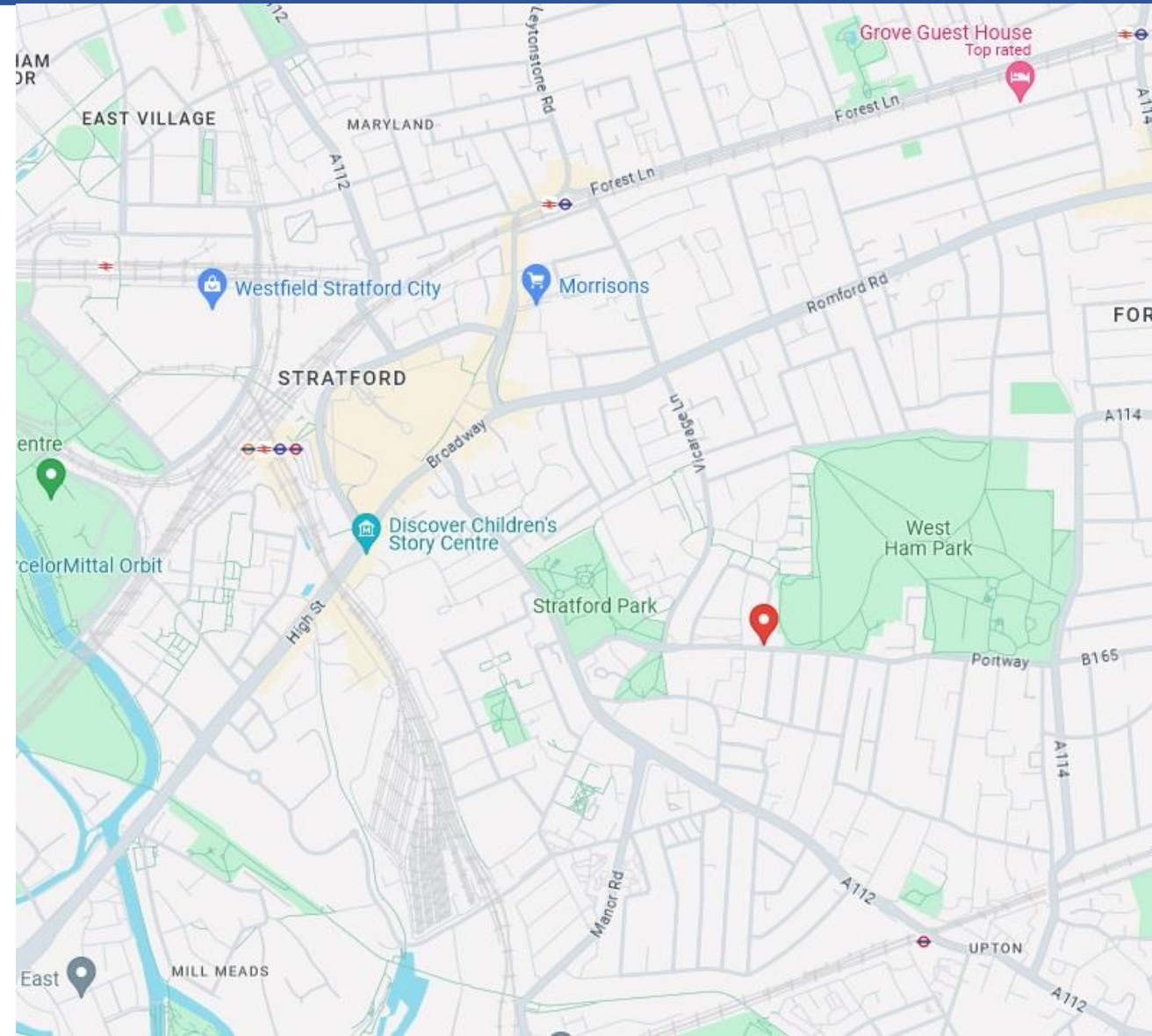
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### Location:

Stratford is situated 6 miles east-northeast of Charing Cross and includes the localities of Maryland and East Village. The property is situated within quick bus ride or walk from Stratford Train and Underground Station, as well as Westfield Shopping Centre. Bus stations are located opposite next to the property. Stratford Station provides direct links to Canary Wharf (10 min) Liverpool Street (10min), London Bridge (15 min) and more. Occupiers nearby include barber, convenience store, café, takeaway and garden centre, amongst others.



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### Contacts:

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



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