

London UB7 - 140 Ryeland Close, Yiewsley, West Drayton UB7 8AY
Freehold 2-Bedroom House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



London UB7 - 140 Ryeland Close, Yiewsley, West Drayton UB7 8AY

Freehold 2-Bedroom House Investment



Investment Consideration:

- Purchase Price: £375,000
- Rental Income: £10,200 p.a.
- ERV: £19,800 p.a. GIY: 5.28%
- VAT is NOT applicable to this property
- Comprises semi-detached 2-bed house with garden to the side
- Situated within 0.9 miles from West Drayton Station, close to Aldi Supermarket and Tesco Superstore.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 140 - Room 1	Double Room with shared kitchen and bathroom	Individual	6 Months from 19 April 2023	£10,200	Note 1: AST Note 2: Deposit held of £850
No. 140 - Room 2	Double Room with shared kitchen and bathroom	Vacant		ERV: £9,600	
Total				£10,200	
ERV				£19,800	

London UB7 - 140 Ryeland Close, Yiewsley, West Drayton UB7 8AY

Freehold 2-Bedroom House Investment



Property Description:

Comprises end-of-terrace two-storey house with garden to the side, providing the following accommodation and dimensions:

Ground Floor: kitchen, lounge, double room

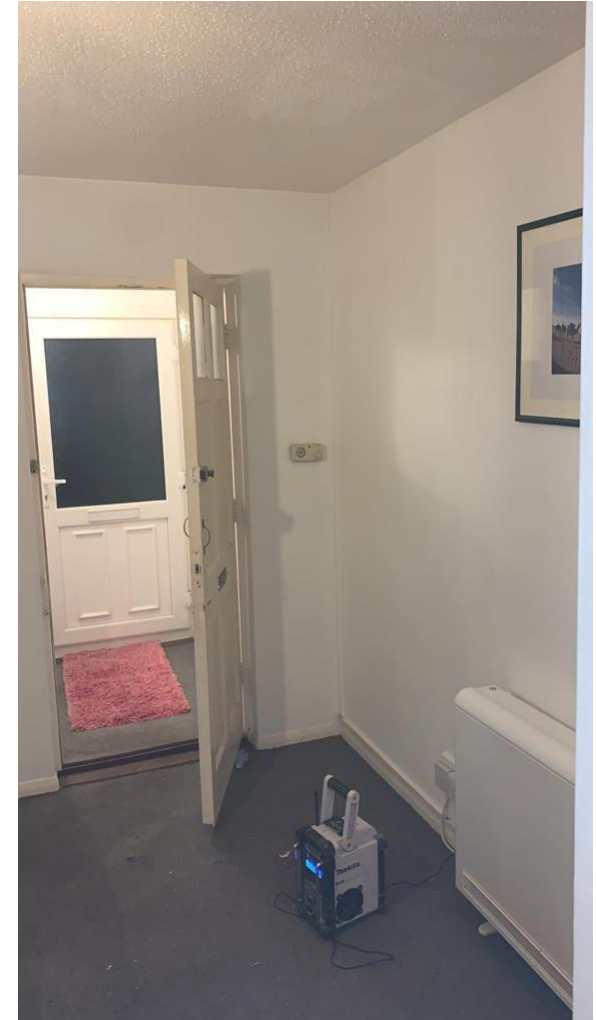
First Floor: double room, bathroom

Total GIA: 45 sq m (484 sq ft)

Tenancy:

Room 1 is at present let on AST to an Individual for a term of 6 months from 19th April 2023 at a current rent of £10,200 p.a. Deposit held of £850.

Room 2 is at present vacant. ERV: £9,600 p.a.



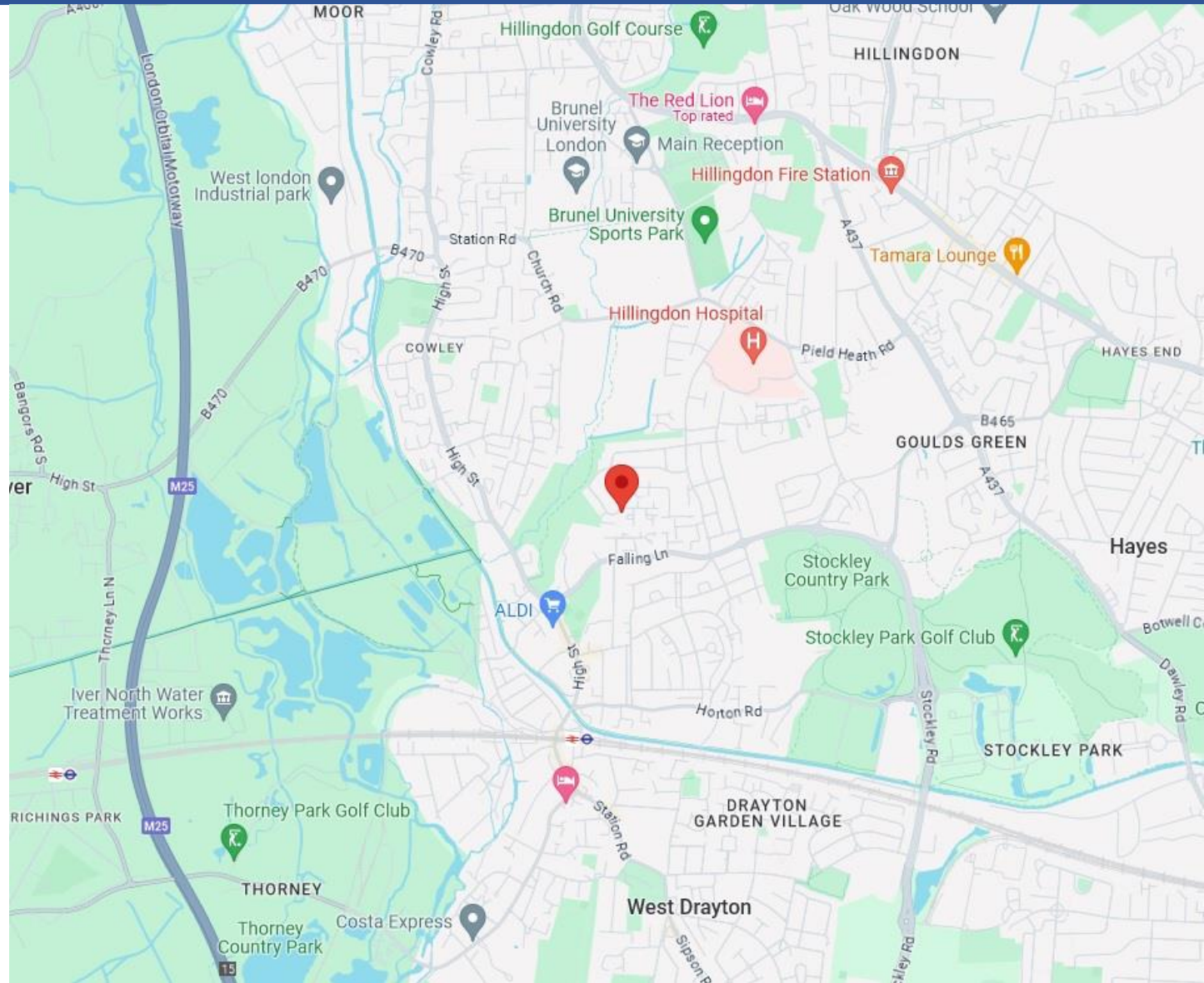
London UB7 - 140 Ryeland Close, Yiewsley, West Drayton UB7 8AY

Freehold 2-Bedroom House Investment



Location:

West Drayton is a suburban town in the London Borough of Hillingdon. The property is situated within 0.9 miles from West Drayton Station, close to Aldi Supermarket and Tesco Superstore, amongst others. Bus services available off Falling Lane, providing direct and regular services to West Drayton Station (5min), which is part of Elizabeth Line, National Rail and London Underground, providing direct services to Paddington in 25mins, Reading in 30mins, Waterloo in 45mins.



London UB7 - 140 Ryeland Close, Yiewsley, West Drayton UB7 8AY

Freehold 2-Bedroom House Investment

Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.