

London NW2 - 301 Chapter Road, Willesden NW2 5ND
Freehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold Residential Investment



Investment Consideration:

- Purchase Price: £600,000
- Gross Initial Yield: 10.44%
- Rental Income: £62,640 p.a.
- VAT is NOT applicable to this property
- Comprises 5-bedroom residential house with rear garden
- Situated within 1 min walk from Dollis Hill Underground Station providing direct services to London Bridge (33 min), Canary Wharf (42min) and Stratford (50 min)
- Occupiers nearby include Sainsbury's Superstore, Barclays, Costa Coffee and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1	Double bedroom with shared bathroom	Individual	12 Months from 11 July 2024	£15,000	Note 1: AST
Room 2	Double bedroom with shared bathroom	Individual	12 Months from 3 June 2024	£10,200	Note 1: AST
Room 3	Double bedroom with shared bathroom	Individual	12 Months from 16 February 2024	£10,200	Note 1: AST
Room 4	Double bedroom with shared bathroom	Individual	12 Months from 10 February 2024	£16,800	Note 1: AST
Room 5	Double bedroom with shared bathroom	Individual	12 Months from 15 June 2024	£10,440	Note 1: AST
Total				£62,640	

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Property Description:

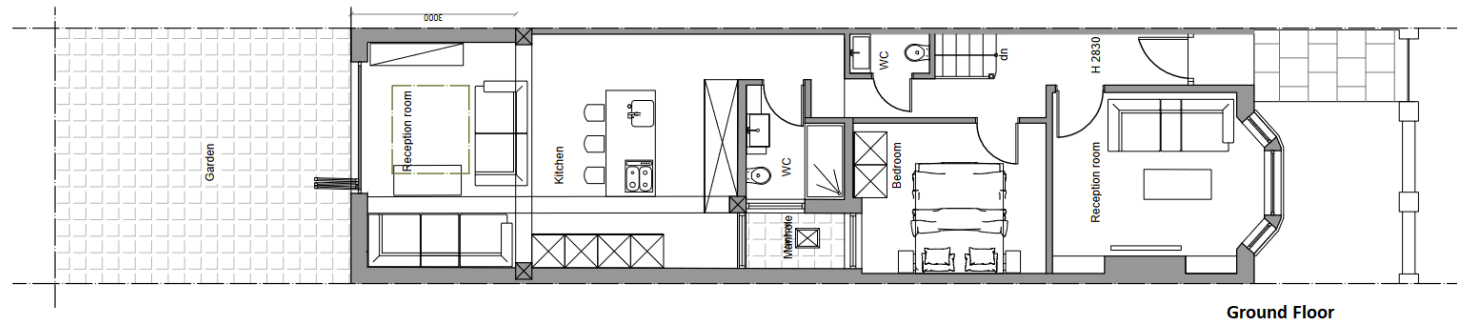
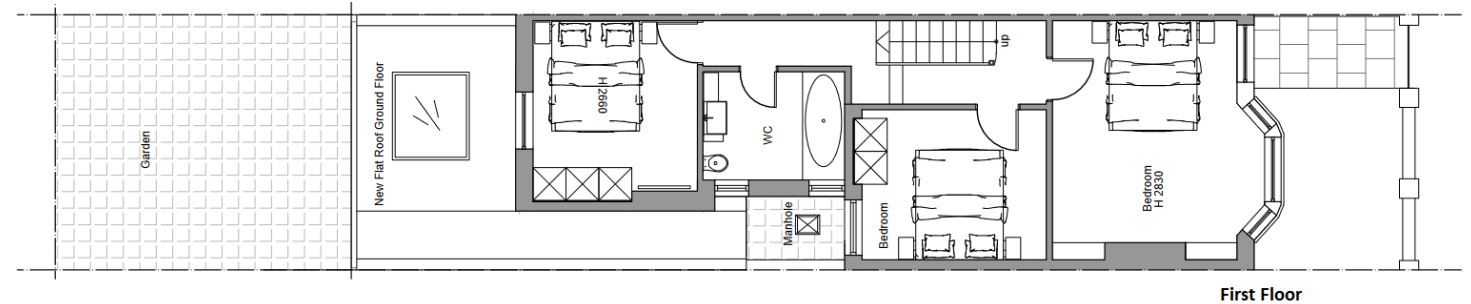
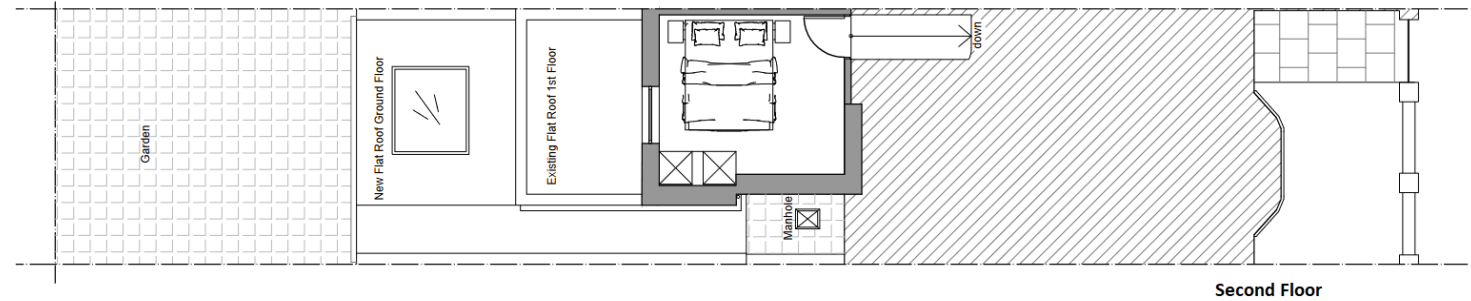
Comprises 5-bed/2.5 bath residential house with rear garden, providing the following accommodation and dimensions:

Ground Floor: Kitchen/Dining, Living Room, Bedroom, Bathroom, WC

First Floor: 3 Bedrooms, Bathroom

Second Floor: Bedroom

Total area size: 118 sq m (1,270 sq ft)



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Tenancy:

Room 1 is at present let on AST to an Individual for a term of 12 Months from 11th July 2024 at a current rent of £15,000 p.a.

Room 2 is at present let on AST to an Individual for a term of 12 Months from 3rd June 2024 at a current rent of £10,200 p.a.

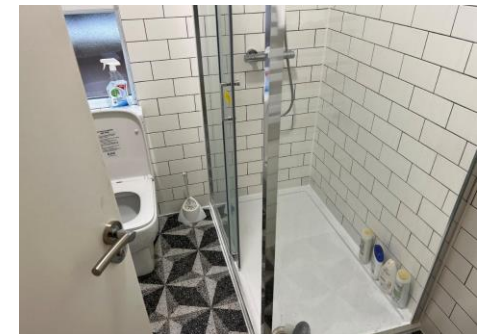
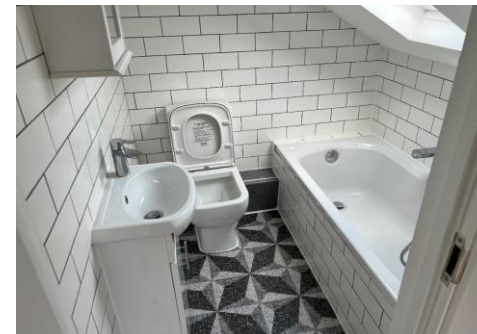
Room 3 is at present let on AST to an Individual for a term of 12 Months from 16th February 2024 at a current rent of £10,200 p.a.

Room 4 is at present let on AST to an Individual for a term of 12 Months from 10th February 2024 at a current rent of £16,800 p.a.

Room 5 is at present let on AST to an Individual for a term of 12 Months from 15th June 2024 at a current rent of £10,440 p.a.



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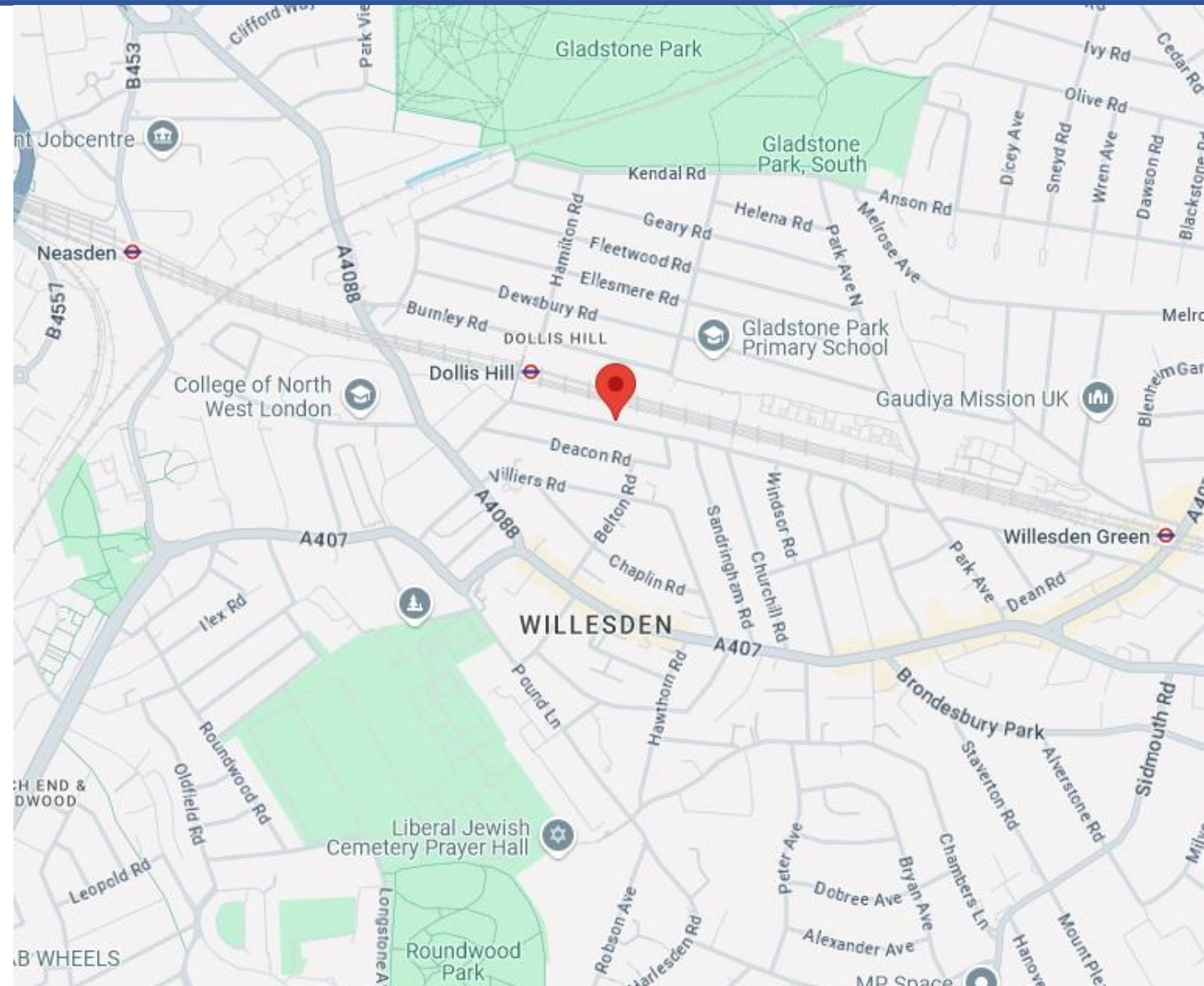
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Location:

Willessden is an affluent area of north-west London, situated 5 miles north-west of Charing Cross. The property is situated on a quiet residential street, within 1 min walk from Dollis Hill Underground Station, which provides Jubilee services towards Stanmore and Stratford, with journey time to London Bridge (33 min), Canary Wharf (42m) and Stratford (50 min). Willessden High Street is 5 min walk with retail occupiers including Sainsbury Superstore, Barclays, Costa Coffee, Pharmacy Restaurants 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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