

London UB7 - 15 Bittern House, 28 Wraysbury Drive, West Drayton UB7 7FH
Leasehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Leasehold Residential Investment



Investment Consideration:

- Purchase Price: £305,000
- Gross Initial Yield: 6.98%
- Rental Income: £21,300 p.a.
- VAT is NOT applicable to this property
- Comprises 2-bedroom apartment at second floor
- Held on a 150-year lease from 1st Jan 2007, thus having 130 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 15 (Second Floor)	Total GIA: 60 sq m (645 sq ft) Kitchen/Living Room, 2 Bedrooms, 2 Bathrooms	Individual	Periodic	£21,300	Note 1: APT Note 2: Deposit held of £1,442.30
			Total	£21,300	

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Property Description:

Comprises 2-bedroom apartment, situated at the second floor of Bittern House and providing the following accommodation and dimensions:

Apartment 15: 60 sq m (645 sq ft)

Kitchen/Living Room, 2 Bedrooms, 2 Bathrooms

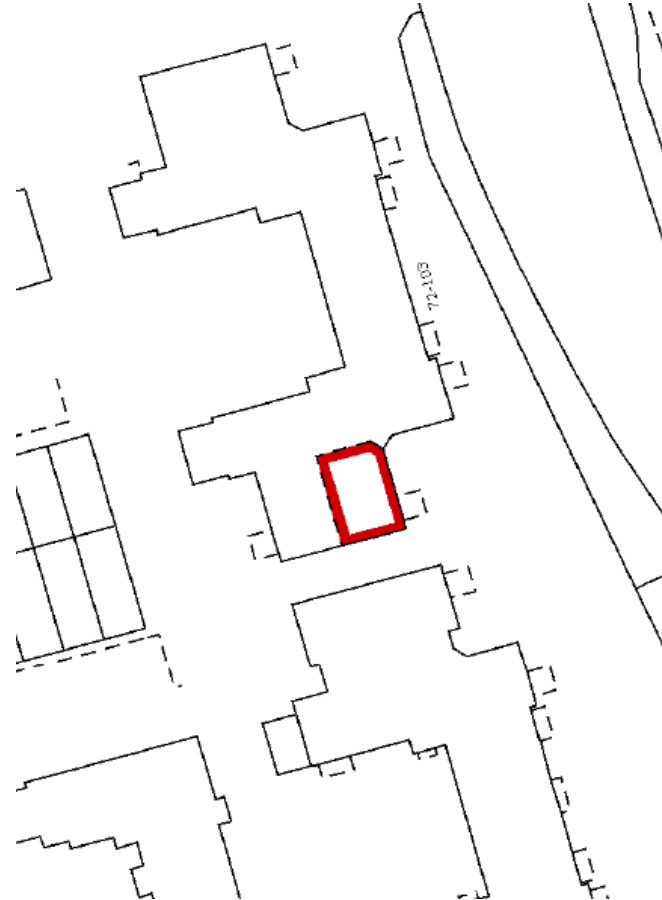
EPC Rating - C

Tenancy:

The property is at present let on APT to an Individual at a current rent of £21,300 p.a. Deposit held of £1,442.30

Tenure:

Leasehold. Held on a 150 year lease from 1st January 2007 at a ground rent of £250 p.a. Service charge c.£4,400 p.a.



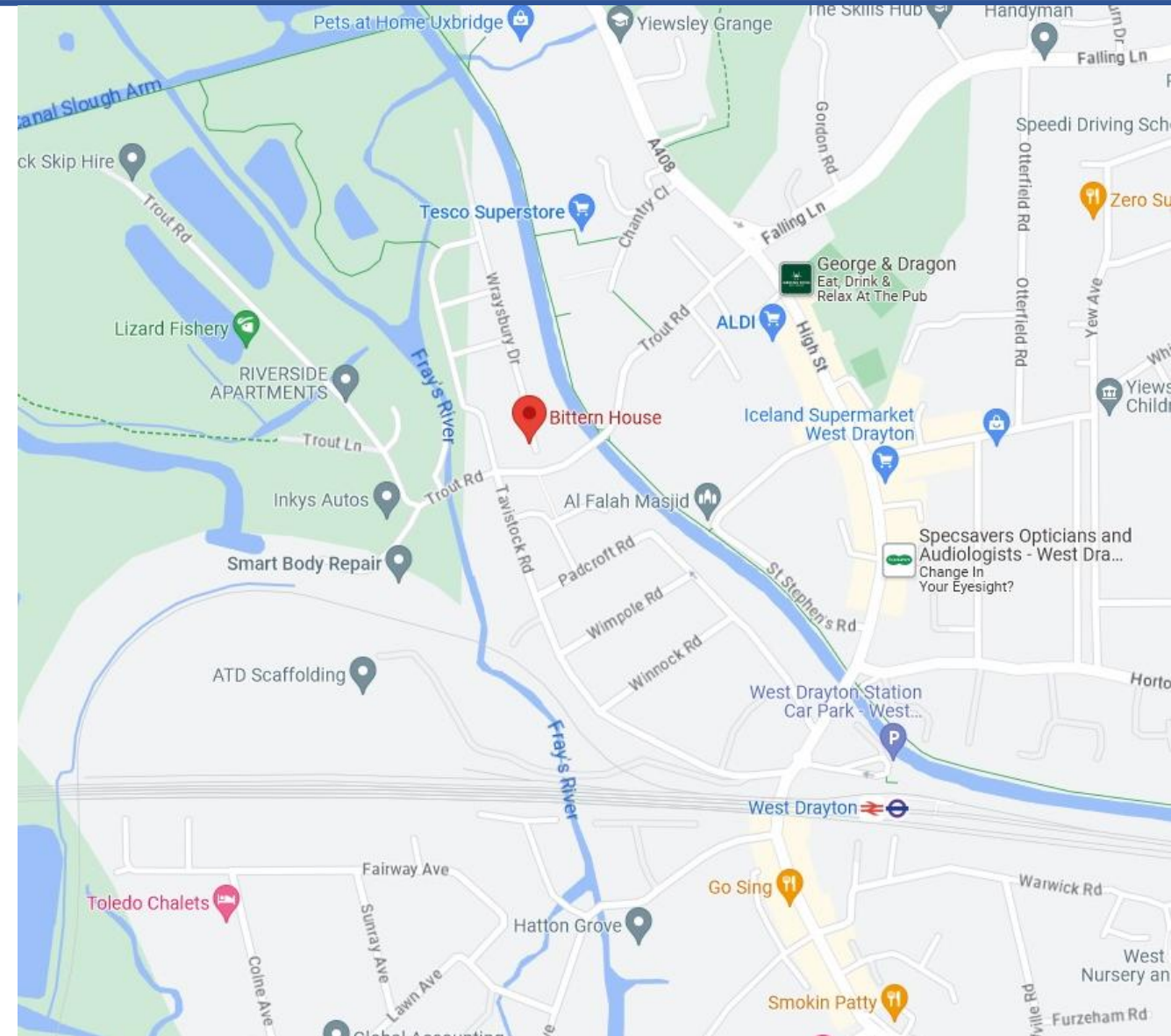
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Location:

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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