London E15 - Flat 10 The Lock Building, Stratford E15 2QB
Leasehold Residential Investment

BLUE ALPINE
PROPERTY CONSULTANTS

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Investment Consideration:

- Purchase Price: £240,000
- Gross Initial Yield: 8.75%
- Rental Income: £21,000 p.a.
- VAT is NOT applicable to this property
- Comprises 1-bedroom residential flat, part of an attractive purpose build complex
- Situated within close proximity to Pudding Mill Lane DLR Station, providing direct connections towards Stratford and Canary Wharf, with Stratford's extensive transport network also within easy reach.
- Occupiers nearby include McDonalds, Café, Restaurant, Self-Storage, Day Nursery and many more.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 10 (Second Floor)	Total area: 43 sq m (461 sq ft) Hallway, one bedroom, kitchen/living room, bathroom	Individual	Periodic	£21,000	Note 1: Periodic tenancy Note 2: Deposit held of £2,019.20
				£21,000	

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Property Description:

Comprises 1-bed residential apartment, forming part of an established development, providing the following accommodation and dimensions:

Second Floor: 43 sq m (461 sq ft)
Hallway, one bedroom, kitchen/living room, bathroom

Tenancy:

The property is at present let on Periodic tenancy to an Individual at a current rent of £21,000 p.a. Deposit held of £2,019.20.

Tenure:

Long leasehold. Held for a term of 125 Years from 1st February 2005 at a ground rent of 387 p.a. (approx. 103 years unexpired)

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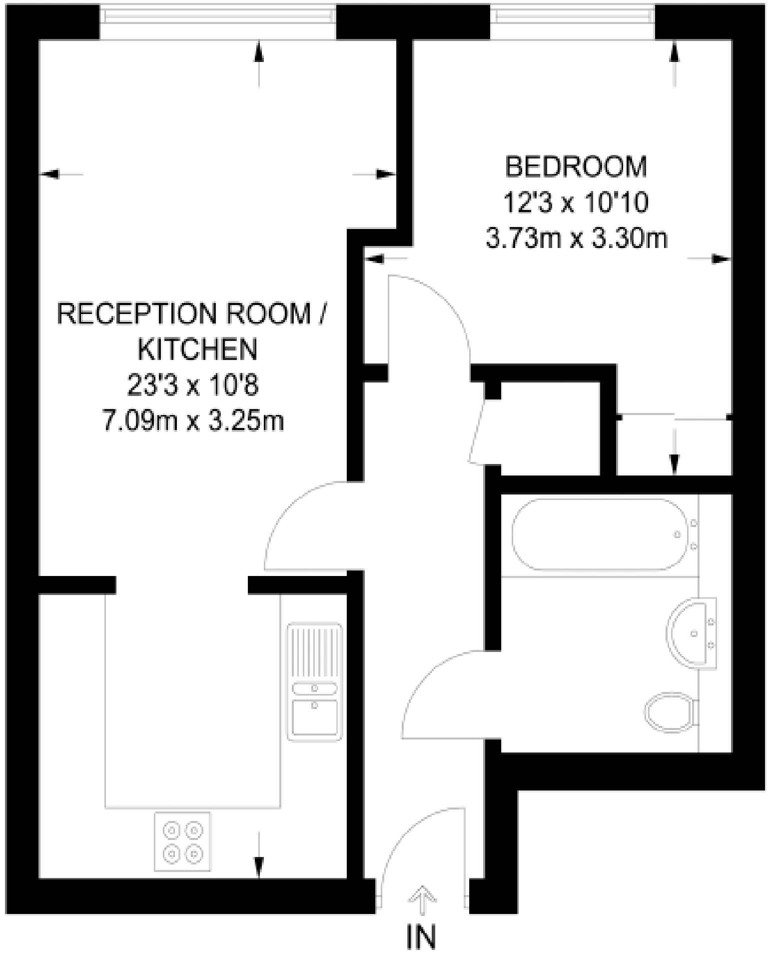

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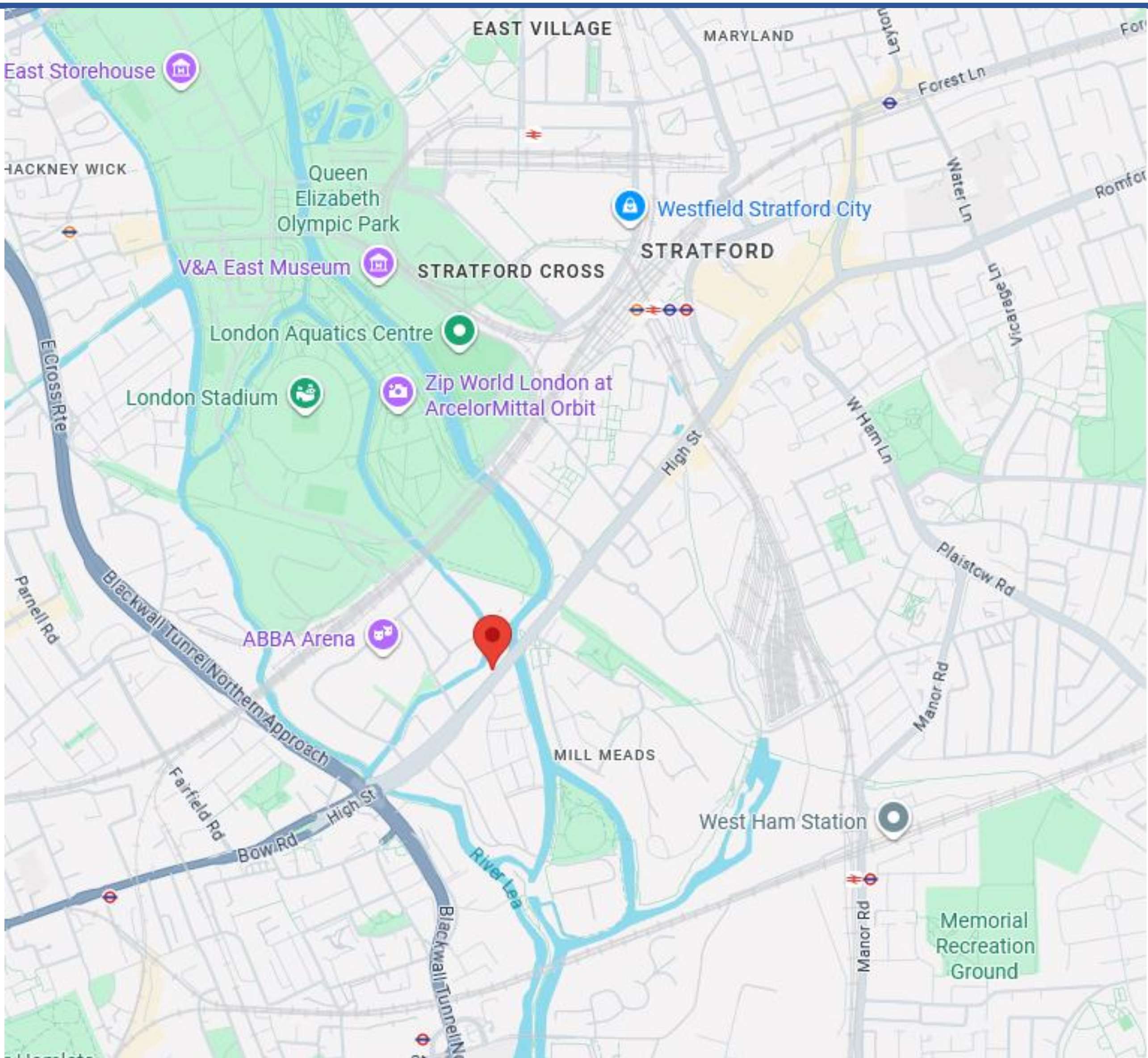
Location:

The property is situated on High Street, Stratford, within the London Borough of Newham, in an established and rapidly developed East London location. The property lies close to Stratford town centre, Queen Elizabeth Olympic Park and the wider regeneration surrounding Stratford and the Olympic Park. Public transport links are excellent, with Pudding Mill Lane DLR Station situated nearby, providing convenient connections towards Stratford and Canary Wharf. Stratford Station is also within easy reach and provides extensive Elizabeth line, Central line, Jubilee line, DLR, London Overground and National Rail connections, giving convenient access to the City, Central London and Canary Wharf. Occupiers nearby include McDonalds, Café, Day Nursery and 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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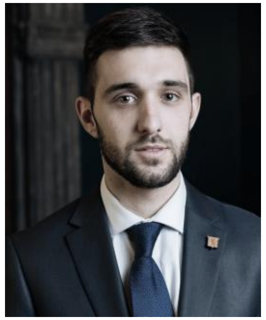

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