

London W14 - 117c Holland Road, Kensington W14 8AS
Virtual Freehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £625,000
- Gross Initial Yield: 5.76%
- Rental Income: £36,000 p.a.
- VAT is NOT applicable to this property
- Comprises 2-bedroom self-contained apartment at first floor
- The extensive shops and facilities of both Shepherds Bush and Notting Hill, together with the Westfield shopping centre, are situated within walking distance
- Holland Park and Shepherd`s Bush Stations are within short walk from the property.



Tenancies and Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|---------------------------|---|--------------------------------------|------------------------------------|---------------------|--|
| No. 117c (First Floor) | Residential Apartment: 65 sq m (700 sq ft) 2 double bedrooms, living/dining room, kitchen, bathroom | Connect Lettings & Management Ltd | 2* Years from 15 September 2025 | £36,000 | Note 1: Deposit held of £3,000 Note 2*: Initial lease of 1 Year from 15 September 2025. Tenant has signed a lease renewal for additional 1 Year from 15 September 2026 until 14 September 2027. |
| Total | | | | £36,000 | |

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Property Description:

Comprises first-floor self-contained apartment with benefit of high ceilings throughout. The reception room has a large bay window and opens through to a modern kitchen, while both double bedrooms face the quiet Elsham Road. The property provides the following accommodation and dimensions:

First Floor: 65 sq m (700 sq ft)

2 double bedrooms, living/dining room, kitchen, bathroom

Tenancy:

The property is at present let to Connect Lettings & Management Ltd for a term of 2* years from 15th September 2025 at a current rent of £36,000 per annum. Deposit held of £3,000.

** Note – Initial lease of 1 Year from 15th September 2025. Tenant has signed a lease renewal for additional 1 Year from 15th September 2026 until 14th September 2027.*

Tenure:

Long leasehold. Held on a 999 Year lease from 24th June 1980 at a ground rent of peppercorn.



First Floor

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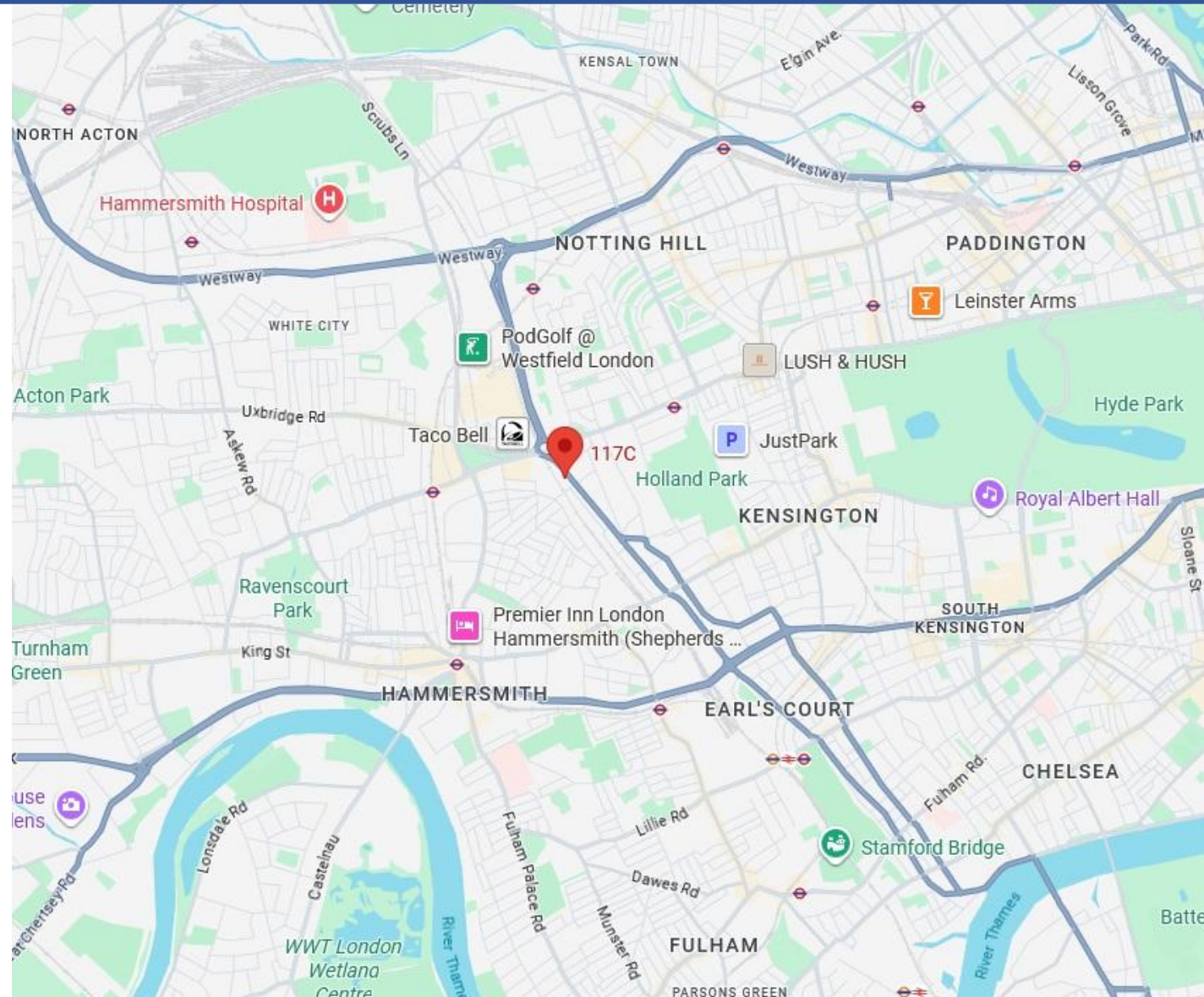
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Location:

The property is situated on the West side of Holland Road. The extensive shops and facilities of both Shepherd's Bush and Notting Hill, together with the Westfield shopping centre, are situated within walking distance. The shops, bars, restaurants and public houses of Holland Park Avenue are also within easy reach to the north-east. Road access is provided by the A40 which lies approximately half a mile to the north and the A4 which lies approximately half a mile to the south. Both Holland Park and Shepherd's Bush Stations are within short walk from the property.



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Contacts:

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



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