



MINI PORTFOLIO – AGGREGATE VALUE £13,150,000

CHESTERTONS



## SUMMARY

A mini portfolio of 8 flats being sold by the same vendor qualifying Under UK tax rules, buying "6 or more residential properties in a single transaction" unlocking significant stamp duty savings. Known as the "Rule of 6," this allows your purchase to be treated as a non-residential transaction rather than a residential one. Please enquire for more information.

Property Address	Lease Details	Floor Level	Beds	Bath	EPC Current	GIA sqft	Rent P.M	Rent P.A	Individual Brake Up Values	Rate per Square foot
Flat 4, Lincoln House, Basil Street, London, SW3	SOF; 982 years remaining	Gnd	2	2	56	820	£ 4,550	£ 54,600	£ 1,312,000	£ 1,600
Flat 17&18, Lincoln House, Basil Street, London, SW3	SOF; 982 years remaining	1st	4	4	66	2217	£ 10,500	£ 126,000	£ 4,317,900	£ 1,948
Flat 24, Lincoln House, Basil Street, London, SW3	SOF; 982 years remaining	2nd	2	2	64	1040	£ 5,416	£ 64,992	£ 1,768,000	£ 1,700
Flat 34, Lincoln House, Basil Street, London, SW3	SOF; 982 years remaining	3rd	2	2	69	1074	£ 5,633	£ 67,596	£ 1,825,000	£ 1,699
Flat 3, 24-26 Hans Crescent London SW1X 0LL	Leasehold; 118 years, 8 months	1st	2	2	74	750	£4,225	£ 50,700	£ 950,000	£ 1,267
Flat 9 18 Hans Crescent, London SW1X 0LL	SOF; 983 years, 7 months	4th	1	1	47	£851	£ 3,600	£ 43,200	£ 1,000,000	£ 1,175
Flat 1, 33 Lennox Gardens London SW1X 9HE	SOF; 976 years remaining	Lwr Gnd	1	1	63	1001	£3,726.67	£ 44,720	£ 975,000	£ 974
Flat 9, 31 Pont Street, London SW1X 0BB	50 years	3rd	2	1	72	835	£3,791.66	£ 45,500	£ 1,000,000	£ 1,198
<b>Total</b>								<b>£ 497,308</b>	<b>£ 13,147,900</b>	

## *Chestertons Capital Markets / Knightsbridge & Belgravia Sales*

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