

London N7 - Flat 2, 3 Cottage Road, Islington N7 8TP
Leasehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £460,000
- Gross Initial Yield: 7.43%
- Rental Income: £34,200 p.a.
- VAT is NOT applicable to this property
- Comprises 2-bedroom residential flat, part of an attractive purpose build complex
- Situated opposite Caledonian Road Underground Station (Piccadilly Line) providing direct services towards King’s Cross St Pancras, Covent Garden, Leicester Square and Heathrow Airport
- Occupiers nearby include Sainsbury’s, Starbucks, Tesco Express, Nisa Local, Costa Coffee and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 2 (First Floor)	Total area: 64 sq m (690 sq ft) Hallway, two bedrooms, kitchen, living room, bathroom	Individual	Periodic	£34,200	Note 1: Periodic tenancy Note 2: Deposit held of £3,288.45.
Total				£34,200	

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Property Description:

Comprises 2-bed residential apartment, forming part of an established development, providing the following accommodation and dimensions:

First Floor: 64 sq m (690 sq ft)

Hallway, two bedrooms, kitchen, living room, bathroom

Tenancy:

The property is at present let on Periodic tenancy to an Individual at a current rent of £34,200 per annum. Deposit held of £3,288.45.

Tenure:

Long leasehold. Held for a term of 189 Years from 31st January 2008 at a ground rent of peppercorn. (approx. 170 years unexpired)



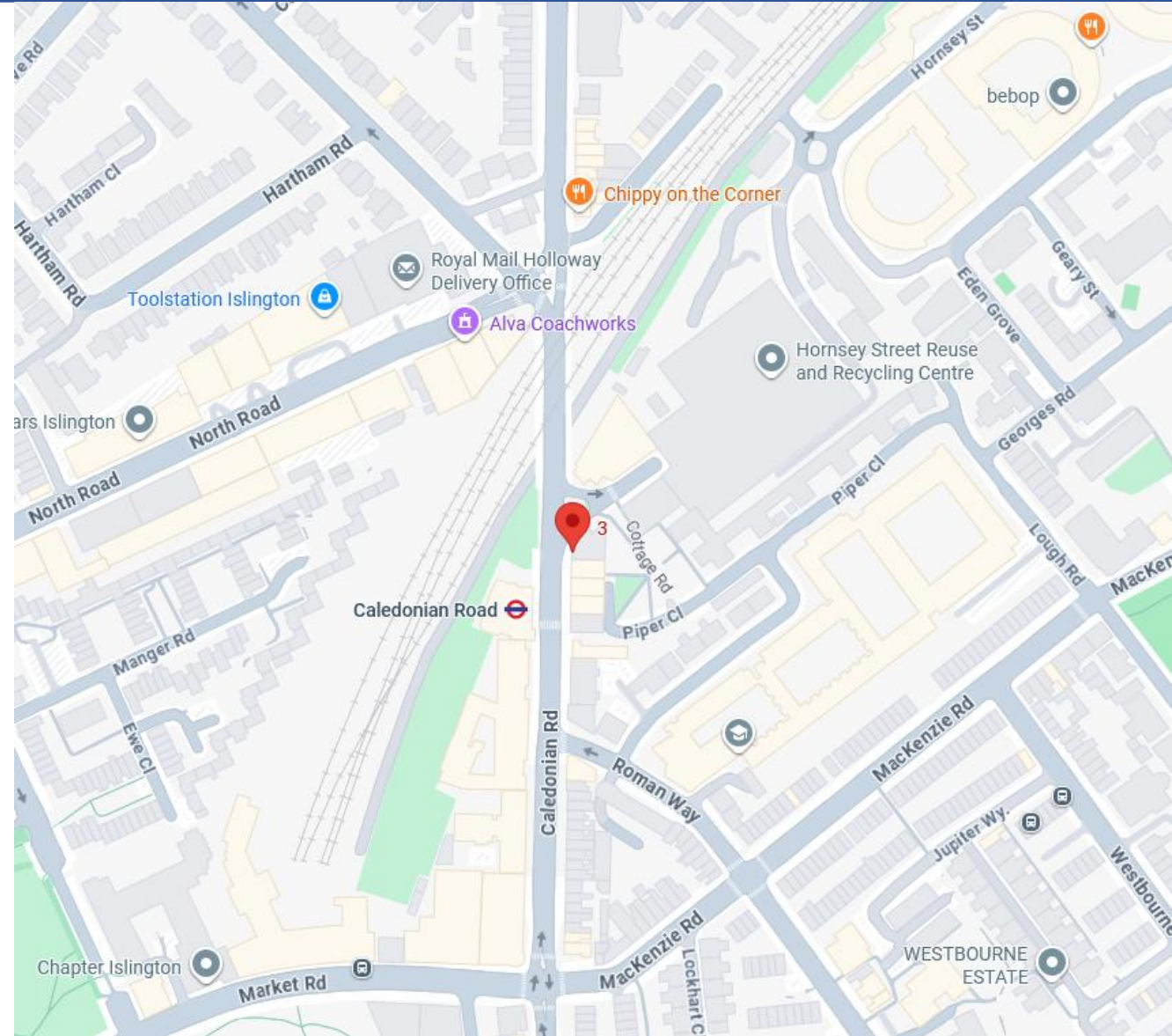
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Location:

The property is situated on Cottage Road in the London Borough of Islington, immediately off Caledonian Road and approximately 3 miles north of Central London. The location benefits from excellent connectivity to King's Cross, Camden, Highbury and the wider Central London area. Public transport links are particularly convenient, with Caledonian Road Underground Station (Piccadilly Line) situated opposite the property, providing direct services towards King's Cross St Pancras, Covent Garden, Leicester Square and Heathrow Airport. Holloway Road Underground Station is approx. 0.3 miles away, while Caledonian Road & Barnsbury Overground Station is approximately 0.4 miles away. Occupiers nearby include Sainsbury's, Starbucks, Tesco Express, Nisa Local, Costa Coffee and many more.



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Contacts:

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