London E14 - Apartment 2403, Maine Tower, 9 Harbour Way E14 9DN
Leasehold Residential Investment

BLUE ALPINE
PROPERTY CONSULTANTS

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Investment Consideration:

- Purchase Price: £750,000
- Gross Initial Yield: 5.44%
- Rental Income: £40,800 p.a.
- VAT is NOT applicable to this property
- Comprises 2-bedroom residential apartment situated on 24th floor
- High spec kitchen and open plan reception with dark wooden flooring
- Floor to ceiling windows with panoramic views and private balcony with views towards Millwall Inner Dock
- Located within the sought-after South Quay area of London Docklands, immediately south of Canary Wharf
- Occupiers nearby include Hilton Canary Wharf, Restaurants, Medical Centre, Pharmacy, Café and many more.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Apartment 2403 (Twenty-Fourth Floor)	Total area size: 69 sq m (742 sq ft) Open plan kitchen/living, 2 bedrooms, 2 bathrooms, private balcony	Individual	Periodic	£40,800	Note 1: APT Note 2: Deposit held of £3,923.05
			Total	£40,800	

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Property Description:

Comprises 2-bedroom residential apartment situated on 24th floor of a purpose build block Maine Tower. The property benefits from floor to ceiling windows, high spec kitchen, providing the following accommodation and dimensions:

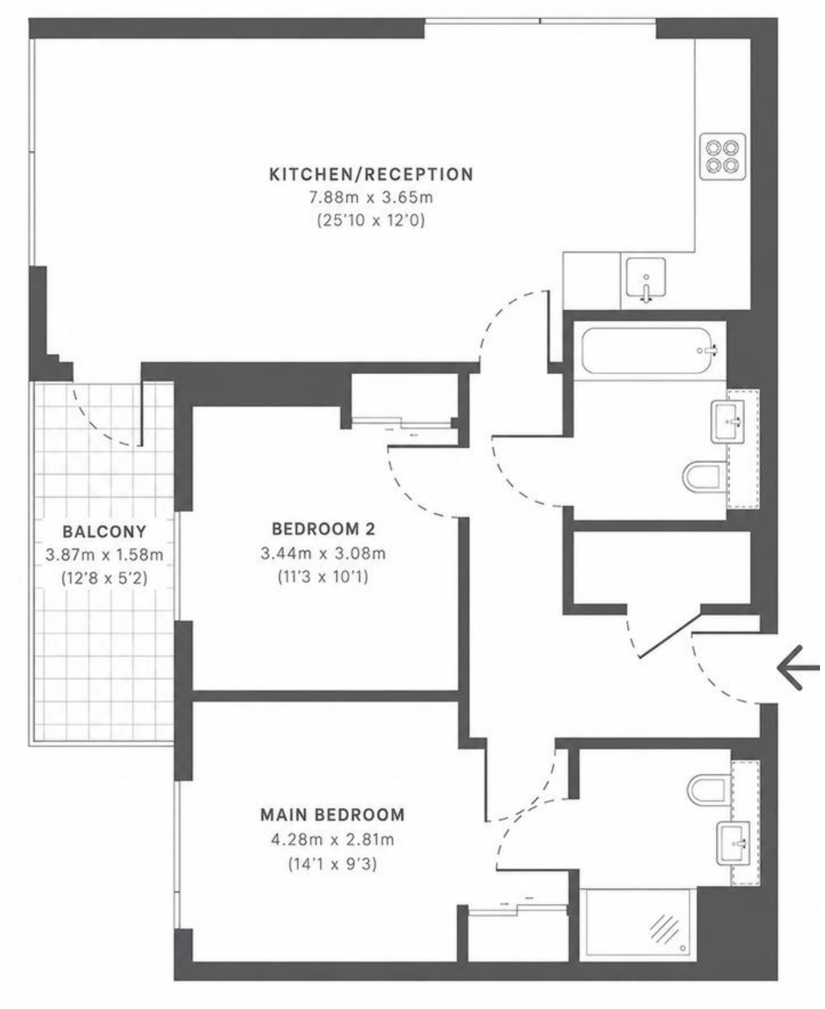
Apartment 2403: 69 sq m (742 sq ft)
Open plan kitchen/living, 2 bedrooms, 2 bathrooms, balcony

Tenure:

Long leasehold. Held on a 999 year lease from 1st January 2016 at a ground rent of £450.

Tenancy:

The property is at present let on Periodic Tenancy to an Individual for at a current rent of £40,800 per annum. Deposit held of £3,923.05.



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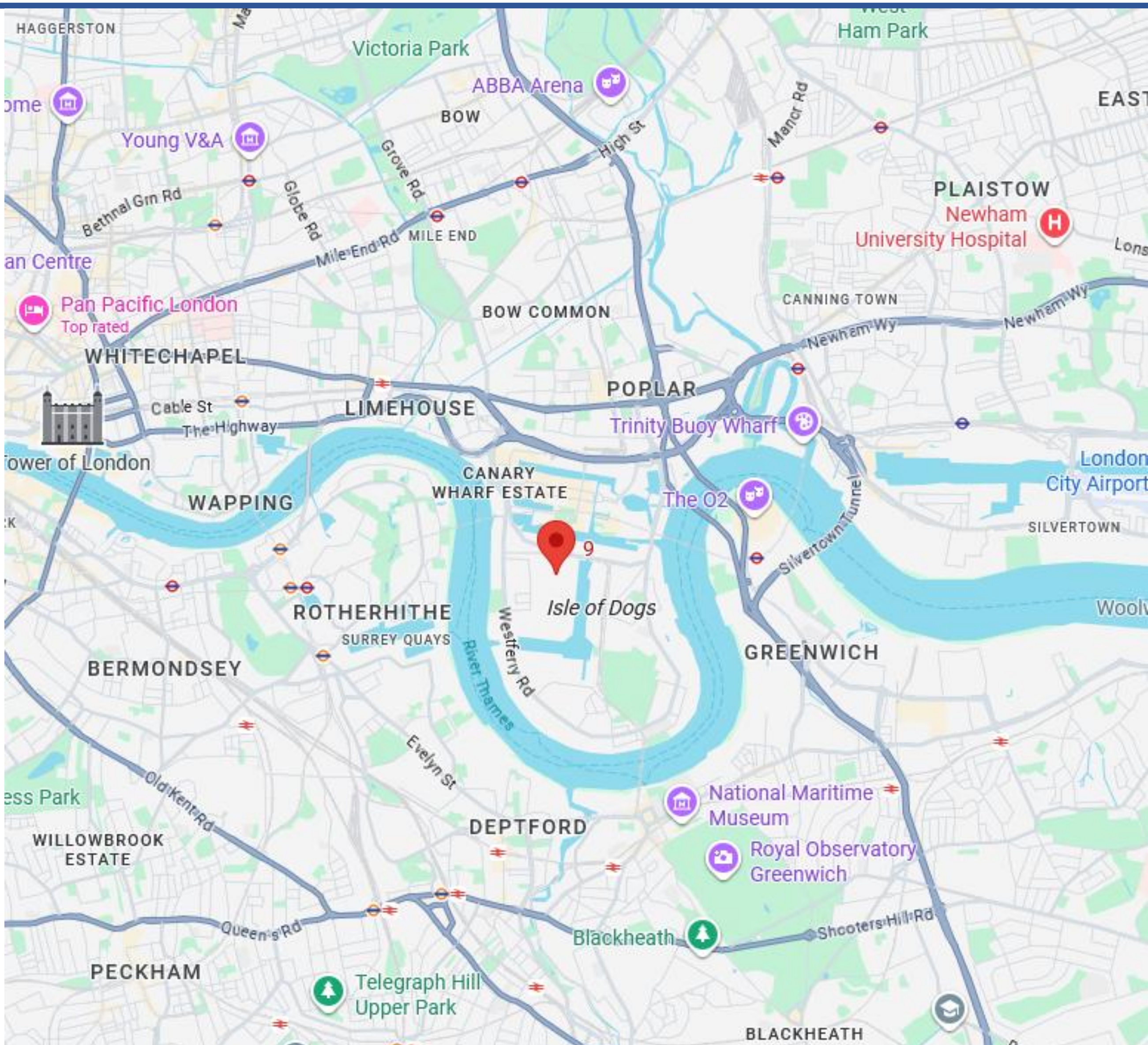
Location:

The property is situated within the sought-after South Quay area of London Docklands, immediately south of Canary Wharf and within easy walking distance of its extensive range of shops, restaurants, leisure facilities and major business district. Excellent public transport connections are available, with South Quay DLR Station approximately 260 metres away and Canary Wharf providing access to the Jubilee and Elizabeth lines. The DLR provides convenient connections towards the City and London City Airport, while the Elizabeth line offers fast services across Central London and direct connections to Heathrow Airport. The location also benefits from good road connectivity, with convenient access to the A13, providing routes towards Central London and connections with the A406 North Circular and M25 motorway. The nearby Blackwall Tunnel provides an important north-south crossing of the River Thames. The surrounding Canary Wharf and Docklands area offers an established mix of commercial, residential and leisure amenities, together with excellent connectivity across London and beyond.



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Contacts:

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

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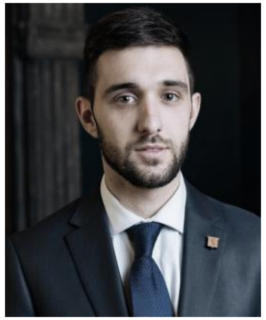

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