



## Alpha House, TW12

£1,525,000

Dexters are delighted to introduce for sale the freehold of a fully let "turnkey" investment opportunity located in Hampton Hill, TW12.

Built in 2004, the purpose built three-storey building features 4nos. one-bedroom self-contained apartments and 1nos. two-bedroom self-contained apartment. Each apartment is presented in good internal condition with the ground floor apartments featuring their own private entrance and the first floor flats featuring their own private balconies. The one-bedroom apartments are located on the ground and first floors whilst the two-bedroom "penthouse" apartment occupies the whole of the second floor and features a private roof terrace. The apartments are currently generating a Passing Rent of £90,600 per annum, representing a Gross Yield of 5.94% per annum at the Guide Price. Estimated Rental Value (ERV) £98,400 per annum, representing a Gross Yield of 6.45% per annum at the Guide Price.

### Location

Situated within the London Borough of Richmond upon Thames the site is located within the residential area of Hampton Hill, and is within 150 metres of Hampton Hill village centre with its plethora of shops, restaurants, cafés and traditional village public houses, including Little Waitrose, Sainsbury's Local, Tesco's Express, Costa Coffee, Bonjorno Café, Robson's Butcher & Deli and the La Familia Restaurant as well as the Hampton Hill Theatre.

Bushy Park, the second largest of the Royal Parks famed for its mix of waterways, gardens and grassland and roaming herds of red and fallow deer can be accessed within 220 metres.

There are a number of public and private schools within close proximity including Clarence House Preparatory School, Carlisle Infant School, Hampton Hill Junior School, The Lady Eleanor Holles Junior School and Hampton School. Fulwell railway station is within 600 metres and operates a direct service to London Waterloo via Kingston and Clapham Junction, access to the A316 is within 2.02km providing links to the M3 and M25, Heathrow Airport is within 7 km.

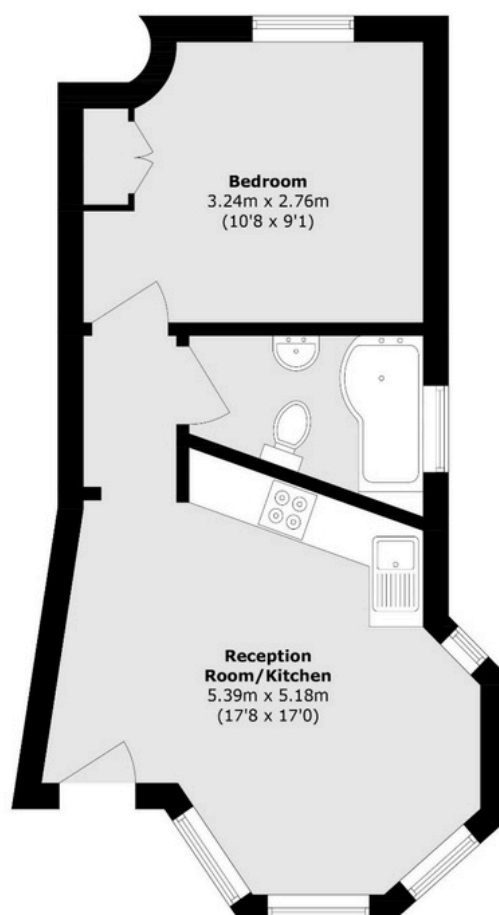


### Features

- Fully let "turnkey" investment opportunity
- Unencumbered freehold
- 4nos. one-bedroom & and 1nos. two-bedroom self-contained apartments
- Currently generating a Gross Income of circa £90,600 per annum
- Located in Hampton Hill

Alpha House, 17 Hampton Road, Hampton Hill, Middlesex TW12 1JN

## Flat 1



Total area (approx.): 39.0 sq. m (419.7 sq. ft)



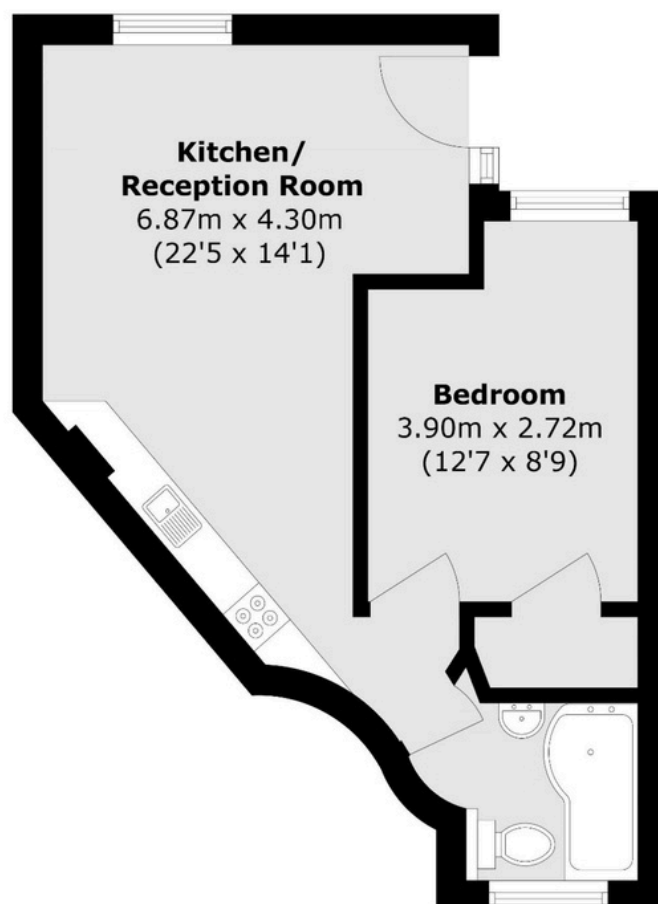
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Dexters London Limited, Company Registration Number 04160511

Property sales, lettings and management Development and investment advisors, Specialist residential Chartered Surveyors

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Flat 2



Total area (approx.): 35.6 sq. m (383.1 sq. ft)



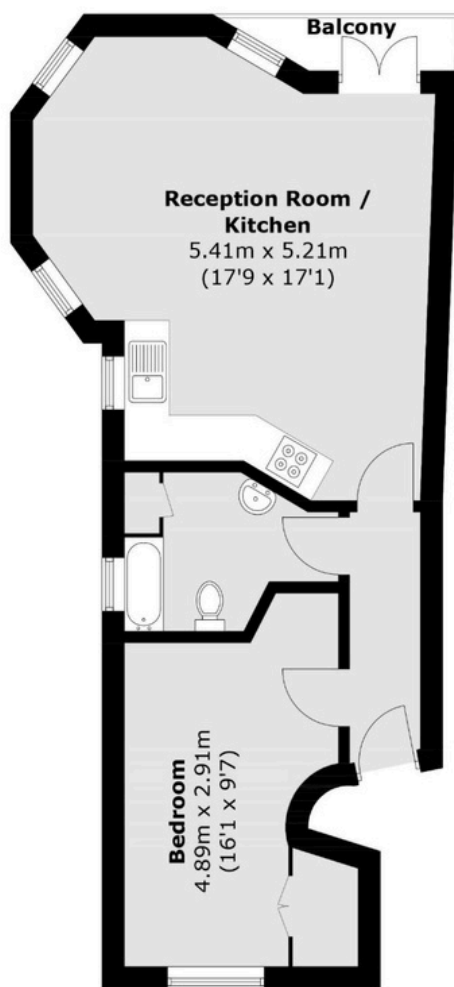
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## Flat 3



## First Floor

Total area (approx.): 47.6 sq. m (512.4 sq. ft)  
Balcony area: 1.8 sq. m (19.4 sq. ft)



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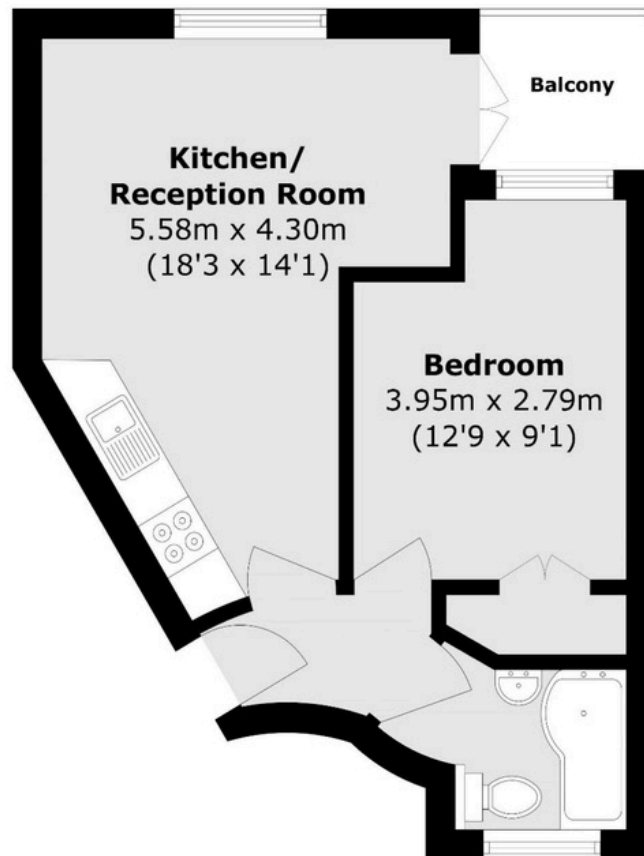
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## Flat 4



Total area (approx.): 36.1 sq. m (388.5 sq. ft)  
Balcony area (approx.): 2.6 sq. m (27.9 sq. ft)



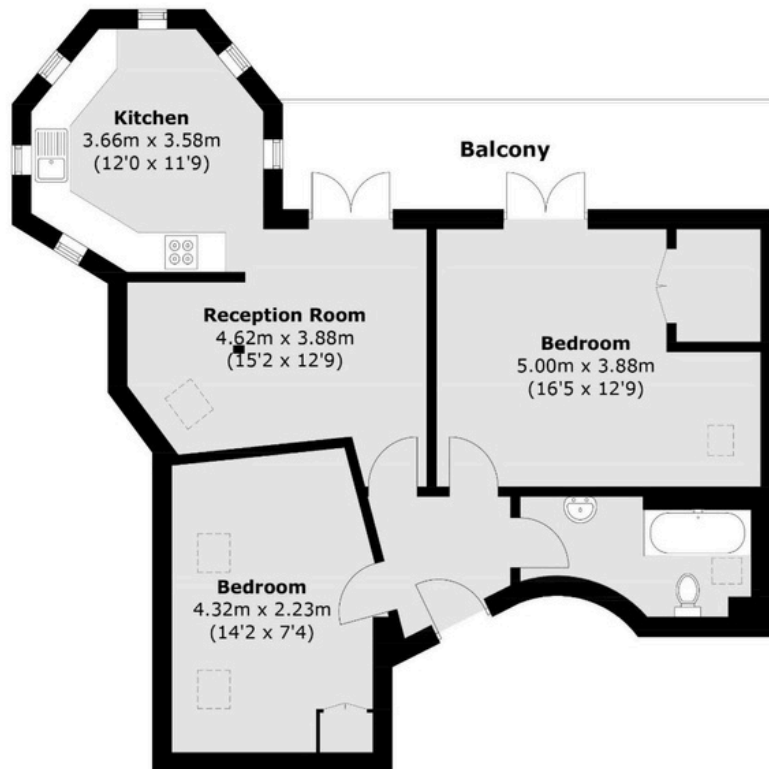
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**Flat 5**



Total area (approx.): 70.5 sq. m (758.9 sq. ft)  
Balcony area: 12.2 sq. m (131.3 sq. ft)