London E14 - Apartment 1305, Roosevelt Tower, 18 Williamsburg Plaza E14 9NW
Leasehold Residential Investment

BLUE ALPINE

PROPERTY CONSULTANTS

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Investment Consideration:

- Purchase Price: £550,000
- Gross Initial Yield: 6.00%
- Rental Income: £33,000 p.a.
- VAT is NOT applicable to this property
- Benefits from 1 allocated parking space
- Comprises 2-bedroom residential apartment situated on 13th floor
- Dual-aspect open-plan reception room with balcony and master en-suite bedroom
- Benefits from communal gymnasium and 22nd floor roof terraces with panoramic views
- Situated within Manhattan Plaza development in London Docklands, immediately east of Canary Wharf
- Convenient services to Canary Wharf and onward connections towards the City and London City Airport.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Apartment 1305 (Thirteenth Floor)	Total area size: 73.4 sq m (790 sq ft) Open plan kitchen/living, 2 bedrooms, 2 bathrooms, private balcony	Individual	Periodic	£33,000	Note 1: APT Note 2: Deposit held of £3,173
			Total	£33,000	

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Property Description:

Comprises 2-bedroom residential apartment situated on 13th floor of a purpose build block Roosevelt Tower. The building benefits from communal gymnasium and 22nd floor roof terraces with panoramic views, providing the following accommodation and dimensions:

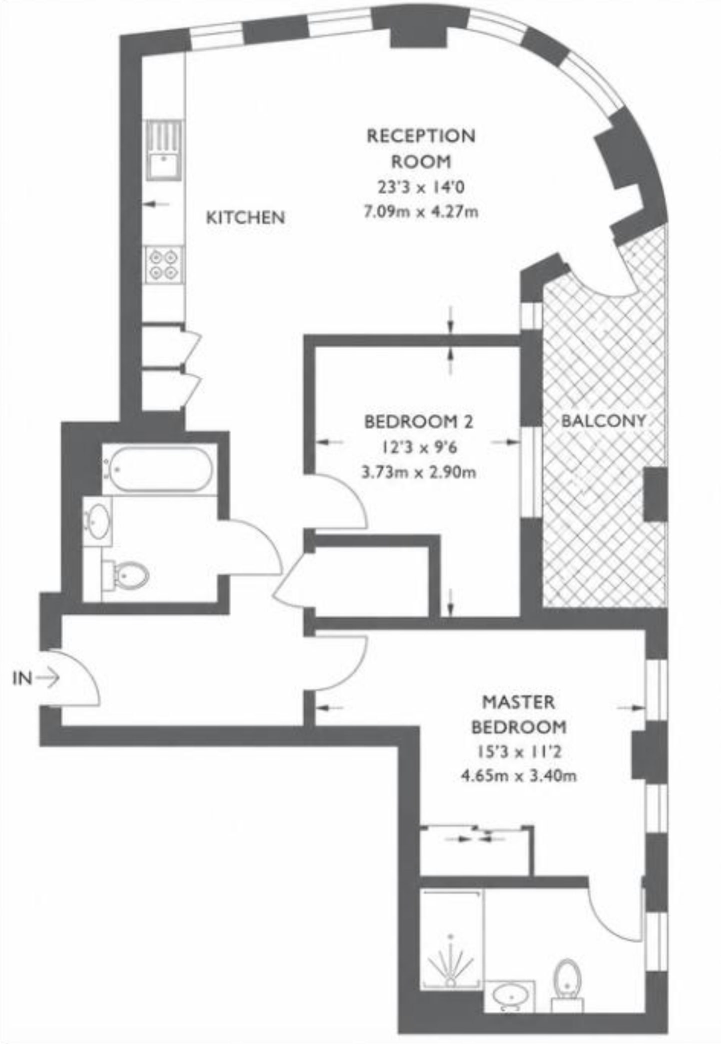
Apartment 1305: 73.4 sq m (790 sq ft)
Open plan kitchen/living, 2 bedrooms, 2 bathrooms, balcony

Tenure:

Long leasehold. Held on a 999 year lease from 1st January 2017 at a ground rent of £600 p.a.

Tenancy:

The property is at present let on Periodic Tenancy to an Individual for at a current rent of £33,000 per annum. Deposit held of £3,173.



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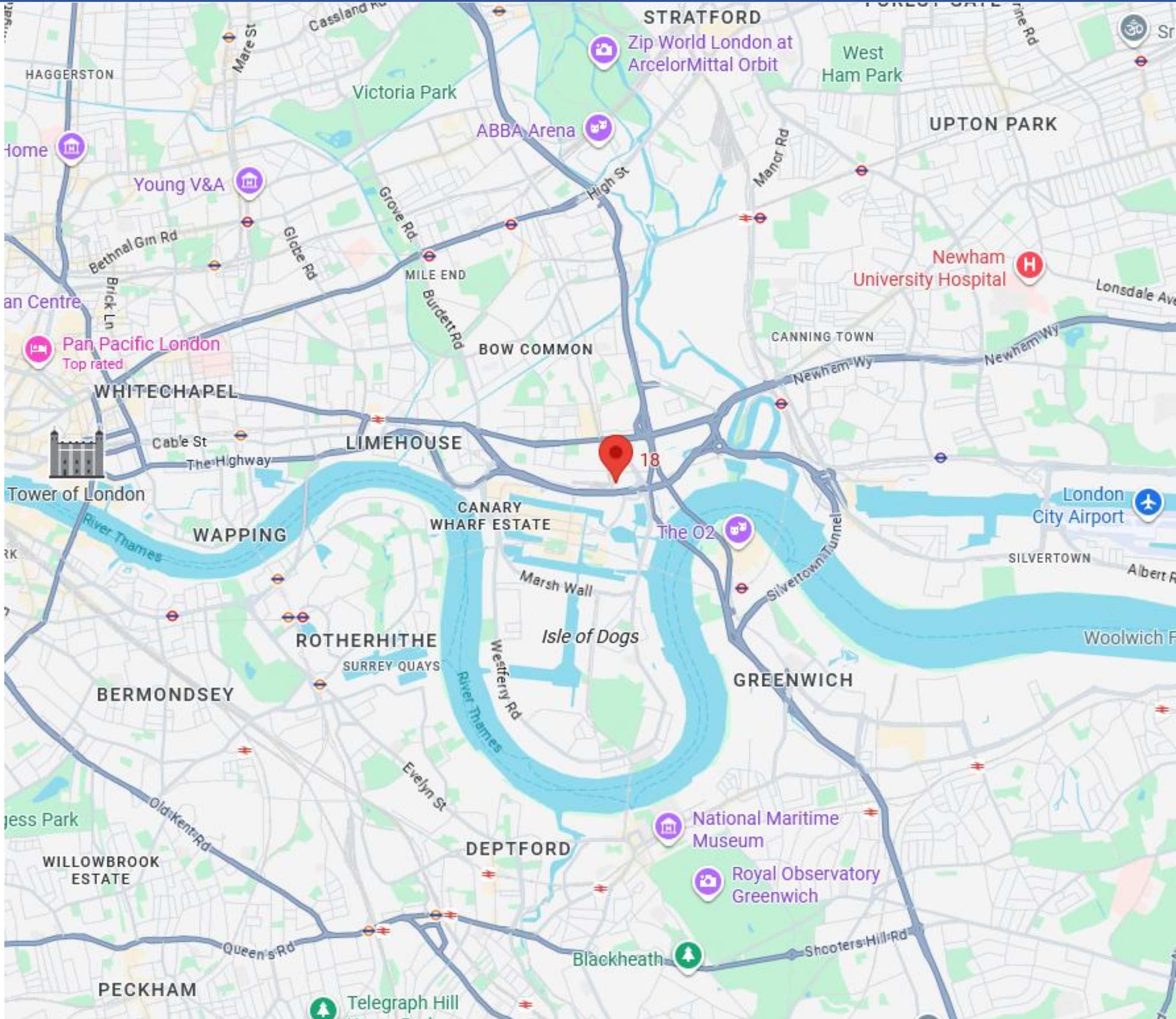
Location:

The property is situated within the modern Manhattan Plaza development in London Docklands, immediately east of Canary Wharf, providing convenient access to one of London's principal financial and commercial districts and its extensive range of shops, restaurants and leisure amenities. Excellent public transport connections are available, with Blackwall DLR Station approximately 225 metres away, providing convenient services to Canary Wharf and onward connections towards the City and London City Airport. Canary Wharf also provides access to the Jubilee and Elizabeth lines, with the Elizabeth line offering fast connections across Central London and direct services to Heathrow Airport. The property benefits from good road connectivity via the nearby A13, providing access towards Central London and eastwards to the M25 motorway. The Blackwall Tunnel is also readily accessible, providing an important north-south connection across the River Thames. The surrounding Canary Wharf and Docklands area is an established residential and commercial location, combining excellent transport connectivity with a wide range of local amenities and convenient access to Central London.



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Contacts:

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

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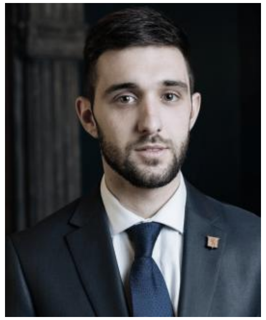

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