



20 Fairholme Road, London , W14 9JX

Asking Price Of: £2,900,000

Sherwoods



20 Fairholme Road, London , W14 9JX

Period building | 12 apartments | Investment opportunity | 2 min walk to West Kensington | Entire

DESCRIPTION

The building consists of 12 self-contained studio apartments, many of which have a mezzanine bedroom separate from the main living space. Flats 5 and 8 benefit from balconies fronting onto Fairholme Road.

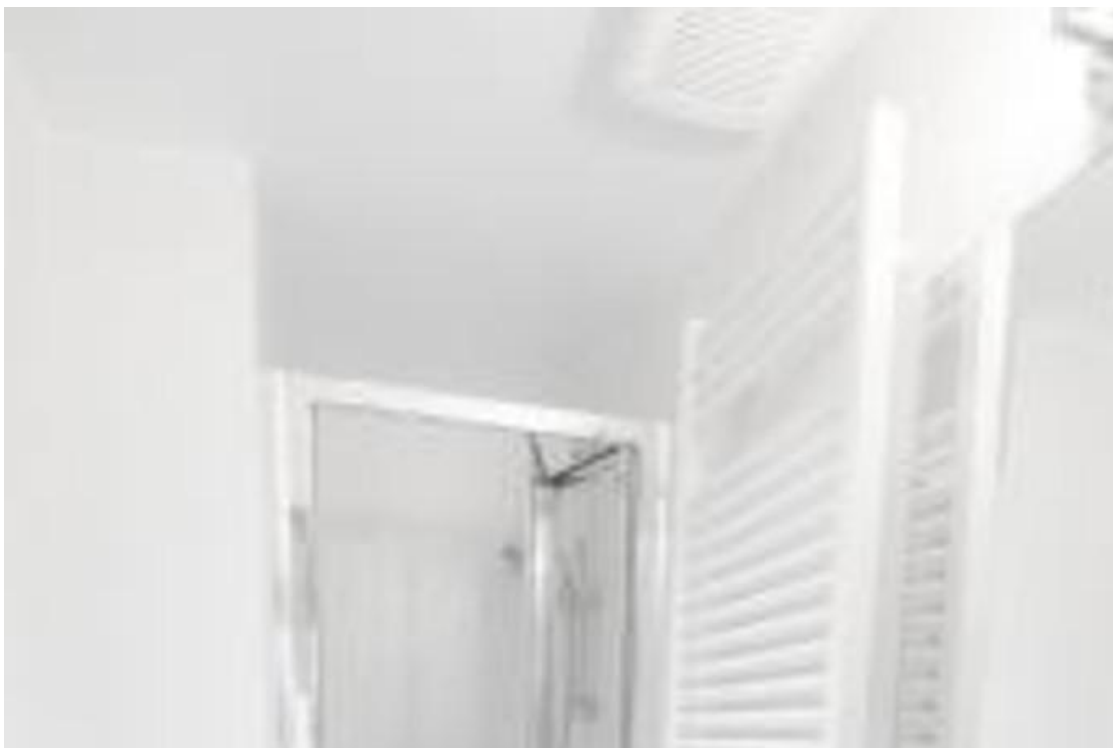
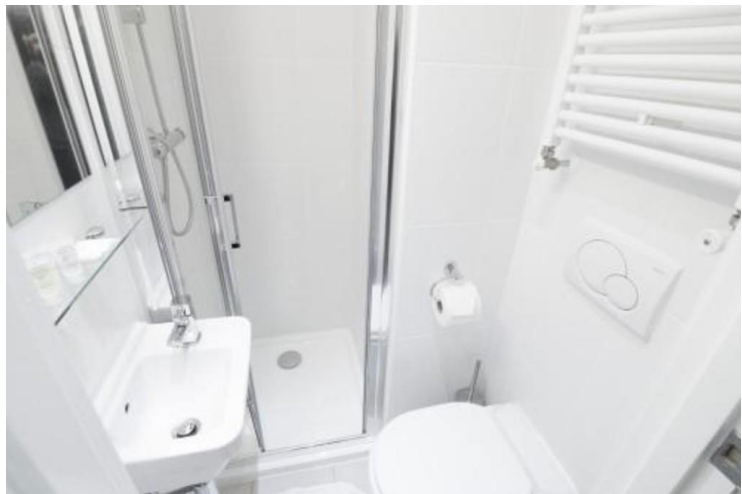
The building is arranged over 4 floors, with 9 of the apartments accessed from a central staircase. The 3 lower ground studios are accessed from their own separate entry door. The apartments benefit from a central communal heating and hot water system, a separate communal laundry room and the building also includes a lower ground vaulted storage area.

The apartments presently achieves £131,250.00 per annum in rent which is 4.03% return. However, a new owner could easily achieve minimum £1,250.00 in rent per apartment per month equalling £180,000 per annum which is a 5.5% return at the asking price, if the apartments are slightly renovated.

KEY FEATURES

- Period building
- 12 apartments
- Investment opportunity
- 2 min walk to West Kensington
- Entire building
- Apartments newly decorated
- Guest laundry







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ADDITIONAL INFORMATION

Tenure: Freehold

Local Authority: Hammersmith and Fulham

London Borough Council