

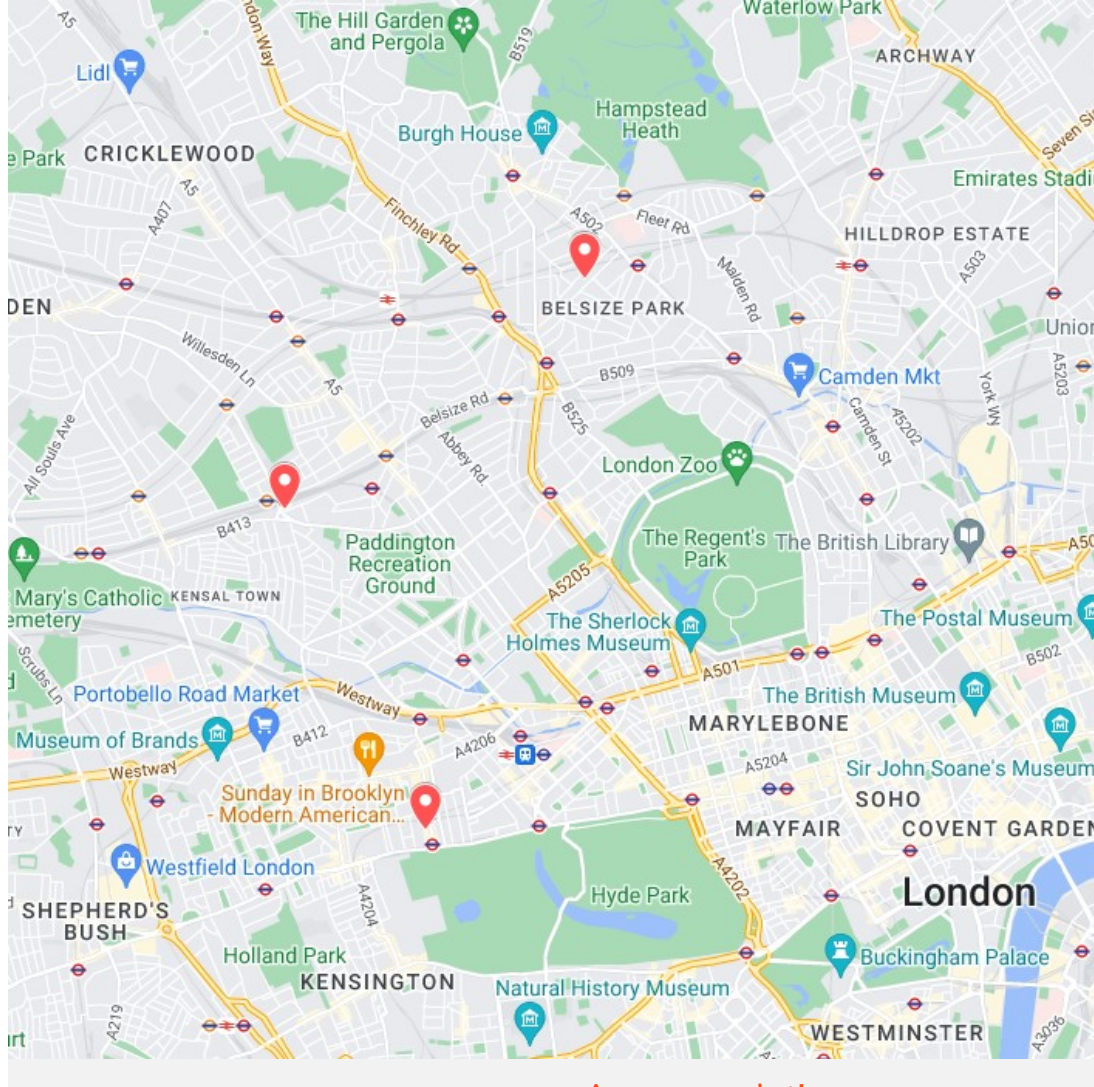


Primrose West and North London Real Estate Portfolio

Asking price: £1,500,000

Offered to the investor market, this residential property portfolio spread across North and West London currently offers a 4.76% gross yield. The portfolio consists of a studio apartment next to Hyde Park, a one bedroom apartment by Hampstead Heath and a one bed modern build in Queens Park all of which have seen consistent growth from their rental incomes as well as minimal void periods between tenancies.

With current gross earnings in the region of £70,000 p/a and low running costs, this a unique opportunity to purchase highly desirable flats in growing areas of London not to be missed.



Location

Queens Court is a mansion block just down the road from the Kensington Gardens entrance to Hyde Park. The Queensway area is in the process of a series of building projects which are already increasing both rental incomes and property prices locally.

Belsize Avenue is a highly desirable residential street just a short walk from Belsize Park and Belsize Lane. This quiet suburb of Hampstead Heath has always enjoyed a village like feeling that continues to attract buyers and renters alike.

Queens Park has become one of the most popular areas of West London for young couples looking to start a family. Alderside Apartments was built in 2016 to a very high specification to cater to the growing need for high end, spacious housing in the area. This can be seen from the growth of the retail sector along the street which includes a Gails and a M&S on the ground floor of the building.

Accommodation

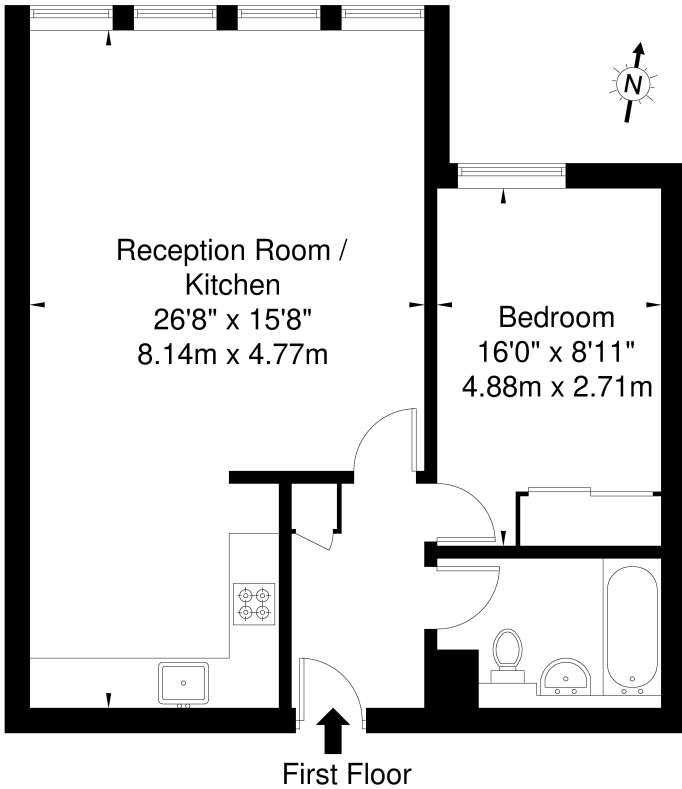
Queens Court is a top floor, studio apartment with a separate kitchen and bathroom in a portered mansion block which is let out on 12 month AST. Currently achieving £17,976 p/a in rent to a tenant who has lived in the flat continuously since February 2021. The flat has a 148 year lease remaining and pays an annual service charge of £3,190.48 which includes heating and hot water for the flat.

Belsize Avenue is a first floor, one bed apartment with a large open plan kitchen living room. This spacious apartment is currently let out on a 12 month AST with the tenant paying £25,800 p/a. The flat has been rented out since 2016 and has never had more than a few weeks void period between tenancies. The flat has a 91 year lease remaining and pays an annual service charge of £1,626.02.

Alderside Apartments is a third floor, bright one bed apartment with a private balcony in a modern building. The flat is let out on a new AST which will last until March 2025 with the tenants paying £27,600 p/a. The flat has been continuously rented out since 2016 with the longest void period being two weeks during the height of the pandemic. The flat has a 117 year lease remaining and pays an annual service charge of £3,396.54.

Belsize Avenue, NW3 4BL

Approx. Gross Internal Area = 56.5 sq m / 608 sq ft



First Floor

Ref

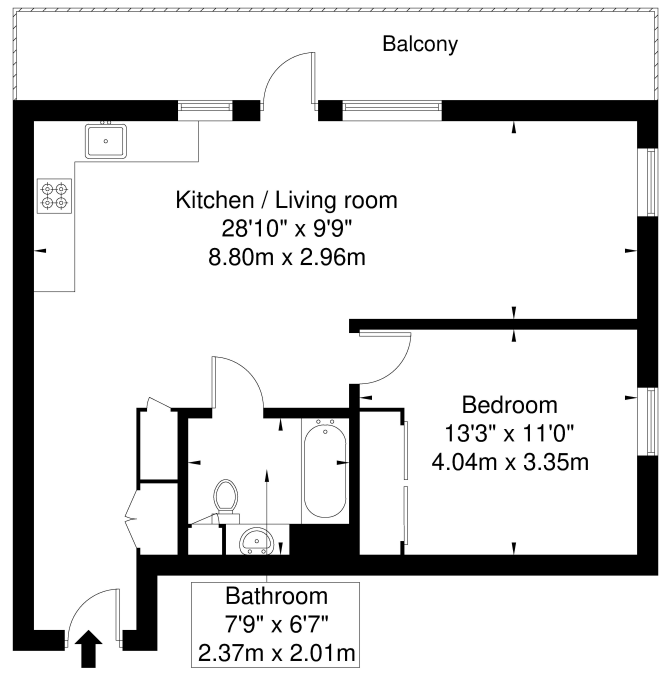
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Alderside, Salusbury Road, NW6 6BF

Approx. Gross Internal Area = 57.5 sq m / 618 sq ft



Third Floor

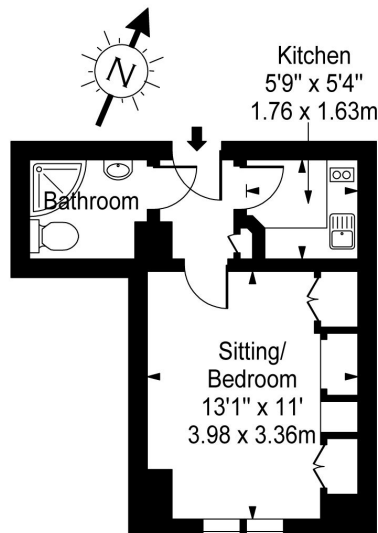
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Queens Court, Queensway, W2 4QS



Sixth Floor

Approx. Gross Internal Area 239 Sq Ft - 22.20 Sq M

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This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Key notes

Apartment	Rent p/m	Rent p/a	Service Charge p/a
Studio Queens Court	£1,498	£17,976	£3,190.48
One bed Belsize Avenue	£2,150	£25,800	£1,626.02
One bed Alderside Apartments	£2,300	£27,600	£3,396.54
Total	£5,948	£71,376	£8,213

In accordance with the 1993 Misdescriptions Act: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Neither has the Agent checked the legal documents to verify the Leasehold/Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.