

Bellblue Portfolio

A portfolio of mainly income-producing HMOs, and mixed-use retail & residential buildings all situated within affluent North & North West London suburbs including Kensal Rise, Kilburn, Willesden, Stroud Green and Camden.

Available as a portfolio or individually.



Opportunities to increase the rental income and add value by way of letting of the current vacant units, refurbishment & modernisation, implementing existing planning consents & obtaining new planning consents (STP).

Portfolio Schedule

<u>Property</u>	<u>Description</u>	<u>Income PA</u>	<u>ERV</u>	<u>Guide Price</u>	<u>Gross Yield</u>
26 Chamberlayne Road, Kensal Rise, NW10 3JD	Retail & 7 studio flats above	£91,296	£116,000	£1,450,000	6.30% (Reversionary Yield 8.0%)
76 Chamberlayne Road, Kensal Rise, NW10 3JJ	Retail with 3 studio & 1 x2-bed flats above	£73,224	£80,000	£1,275,000	5.74% (Reversionary Yield 6.27%)
88 Chamberlayne Road, Kensal Rise, NW10 3JL	HMO – 8 studio flats with PP to extend	Vacant	£123,000	£1,525,000	*subject to refurb/build costs
112 Chamberlayne Road, Kensal Rise, NW10 3JP	Retail with 4 studio & 4 1-bed flats above	£112,360	£136,000	£1,825,000	6.16% (Reversionary Yield 7.45%)
7 Clifford Gardens, Kensal Rise, NW10 5JE	HMO – 5 studio & 2 1-bed flats above	£72,936 (1 unit vacant)	£107,000	£1,500,000	4.86% (Reversionary Yield 7.13%)
17 St Pauls Avenue, Willesden, NW2 5SS	HMO – 6 studio & 2 1-bed flats above	£96,180	£123,000	£1,550,000	6.21% (Reversionary Yield 7.94%)
3 Callcott Road, Kilburn, NW6 7EB	HMO – 8 studio flats above	£95,868	£123,000	£1,595,000	6.01% (Reversionary Yield 7.71%)
88 Upper Tollington Park, N4 4NB	HMO – 10 studio flats	£108,960 (1 unit vacant)	£153,000	£1,825,000	5.97% (Reversionary Yield 8.38%)
19 Kentish Town Road, NW1 8NH	Retail with 3 1-bed flats above	£74,560	£74,560	£1,350,000	5.53%
TOTAL		£725,384	£1,036,000	£13,895,000	5.22%

Further Information

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26 Chamberlayne Road, Kensal Rise, London NW10 3JD

A mid-terraced mixed-use building in the heart of Kensal Rise comprising ground floor retail and 7 self-contained studio flats above.



Location & Situation

The subject property is situated in Kensal Rise, an area located in the NW of London, located on the southern boundary of the LB of Brent, positioned approx. 5 miles north west of Central London.

The subject property is situated on the western side of Chamberlayne Road, just to the north of the intersection with Kilburn Lane and approx. 250m north of the Harrow Road. Chamberlayne Road itself is characterised as being a commercial - led road in the main with self-contained residential accommodation arranged over upper parts.

Kensal Green Underground Station (Zone 2) on the Bakerloo Line is only 20 minutes from Oxford Circus and the West End and is 0.5 miles to the south of the subject property. London Overground services also operate to London Euston with an approx. journey time of 15 minutes. London Overground operates out of Kensal Rise Railway Station (0.1 miles to the south) and provides regular services to Richmond in the west and Stratford in the east.

<https://goo.gl/maps/amGiAHwtvkE9c1XW7>

3RD FLOOR • 14-16 GREAT PULTENEY STREET • LONDON W1F 9ND
T +44 (0)20 7434 8780 • E INFO@BURLINGTONGREEN.CO.UK
REGISTERED IN ENGLAND NO. 10112974 • REGISTERED OFFICE: 64 NEW CAVENDISH STREET • LONDON W1G 8TB

Description

The subject property comprises a mid-terraced 3 storey Victorian era building configured to provide retail accommodation at ground floor with 7 self-contained residential studio units arranged over ground, first and second floors.

Internally the ground floor commercial unit is configured as a nail bar arranged to provide largely open plan sales area to the front, staff toilet and kitchenette facilities located to the rear.

The residential element of the property is independently accessed to one side of the retail accommodation.

Residential Tenancy Schedule

Floor	Unit	No. of Beds	SQ FT (NSA)	AST Expiry	Rent (PA)
Ground	Flat 1 (inc garden)	Studio	283	01/07/2021	£14,820
Mid	Flat 2	Studio	178	08/10/2021	£9,780
First	Flat 3	Studio	197	01/10/2021	£10,392
First	Flat 4	Studio	250	27/10/2020	£12,480
Mid	Flat 5	Studio	239	20/11/2021	£12,600
Second	Flat 6	Studio	197	18/06/2020	£10,404
Second	Flat 7	Studio	250	01/01/2021	£12,420
TOTAL			1,594		£82,896

Commercial Tenancy Schedule

Floor	Use	SQ FT	Tenant	FRI Lease Start	FRI Lease Expiry	Rent (PA)	Rent Reviews
Ground	A1 / A3	369	Mrs. D Chrif t/a Swanky	20/01/2011	20/01/2021	£8,400	5 yearly UORR

Current Income: £91,296 per annum exclusive.

ERV: £116,000 per annum exclusive

Total Size: 1,782 sq ft (165.55 sq m).

Tenure: Freehold

Guide Price: £1,450,000 subject to contract.

Gross Yield: 6.30%

Reversionary Yield: 8.00%

76 Chamberlayne Road, Kensal Rise, London NW10 3JJ

A mid-terraced mixed-use building in the heart of Kensal Rise comprising ground floor retail with 3 x self-contained studios and 1 x 2-bed flat above.



Location & Situation

The subject property is situated in Kensal Rise, an area located in the NW of London, located on the southern boundary of the LB of Brent, positioned approx. 5 miles north west of Central London.

The subject property is situated on the western side of Chamberlayne Road, just to the north of the intersection with Mortimer Road and Harvist Road and approximately 500m north of the Harrow Road. Chamberlayne Road itself is characterised as being a commercial-led road in the main with self-contained residential accommodation arranged over upper parts.

Kensal Green Underground Station (Zone 2) on the Bakerloo Line is only 20 minutes from Oxford Circus and the West End. London Overground services also operate to London Euston with an approx. journey time of 15 minutes. London Overground operates out of Kensal Rise Railway Station and provides regular services to Richmond in the west and Stratford in the east.

<https://goo.gl/maps/DU76DpBUnAPyGn4e7>

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Description

The subject property comprises a mid-terraced 3 storey Victorian era building configured to provide retail accommodation at ground floor with 4 self-contained residential units arranged over ground, first and second floors.

Internally the ground floor commercial unit is configured as a florist arranged to provide largely open plan sales area to the front, staff toilet office and kitchenette facilities located to the rear.

The residential element of the property is independently accessed to one side of the retail accommodation.

Residential Tenancy Schedule

Floor	Unit	No. of Beds	SQ FT (NSA)	AST Expiry	Rent (PA)
Ground	Flat A	Studio	226	24/10/2019	£13,008
Ground	Flat B	Studio	226	25/06/2020	£10,656
First	Flat C	Studio	366	31/08/2021	£15,060
Second	Flat D	Two	716	21/05/2021	£19,500
TOTAL			1,534		£58,224

Commercial Tenancy Schedule

Floor	Use	SQ FT	Tenant	FRI Lease Start	FRI Lease Expiry	Rent (PA)	Rent Reviews
Ground & Yard	A1	479	Ms. V. Brotherson	03/03/2006	02/03/2026	£15,000	5 yearly UORR

Current Income: £73,224 per annum exclusive

ERV: £80,000 per annum exclusive

Total size: 2,013 sq ft (187.01 sq m)

Tenure: Freehold

Guide Price: £1,275,000 subject to contract.

Gross Yield: 5.74%

Reversionary Yield: 6.27%

88 Chamberlayne Road, Kensal Rise, London NW10 3JL

A freehold vacant HMO situated in the heart of Kensal Rise comprising 1 x 1-bed flat and 7 self-contained studios with planning permission to extend.



Location & Situation

The subject property is located in the LB of Brent, approx. 7 miles NW of Central London. The property more specifically is located in Kensal Green which borders Harlesden, Willesden, Queens Park and Notting Hill and is characterised as being a predominately residential-led area.

The subject property is located on the west side of Chamberlayne Road close to Kensal Rise Train Station. The subject property is situated opposite a secondary retailing parade which the immediate area is characterised by. Situated above the retail units are self-contained residential upper parts and there are several 3-storey period residential properties neighbouring the subject property itself. Running north along Chamberlayne Road, the road becomes significantly more residential led with terraced period properties either configured within their original single dwelling configuration or reconfigured to provide self-contained flat accommodation.

<https://goo.gl/maps/2ewPauapy7QBkm73A>

Kensal Rise Overground Station is situated 140m north of the subject property providing direct services running to Stratford and Clapham Junction. The nearest London Underground station is Kensal Green (Zone 2) which is situated 0.34 miles south-west of the subject property and is served by the Bakerloo Line. Trains run frequently with journeys into Oxford Circus and Embankment taking 20 and 25 minutes respectively.

Description

The subject property comprises a 3-storey mid terrace Victorian style house semi-detached house configured to provide 8 self-contained flats (apart from Flat 1 and 2 which share a bathroom) arranged over basement, ground, first and second floors.

The building is now fully vacant and benefits from planning permission (Ref 19/1955) to extend at the rear of the property and within the roof.

Prior to obtaining vacant possession, the building was fully income producing with a total rent roll of £90,740 per annum.

Existing Accommodation

Floor	Unit	No. of Beds	SQ FT (NSA)
Lower Ground	Flat 1	Studio	262
Lower Ground	Flat 2	One	326
Ground	Flat 3	Studio	128
Ground	Flat 4	Studio	262
First	Flat 5	Studio	239
First	Flat 6	Studio	129
Second	Flat 7	Studio	172
Second	Flat 8	Studio	129
TOTAL			1,647

ERV: £123,000 per annum exclusive

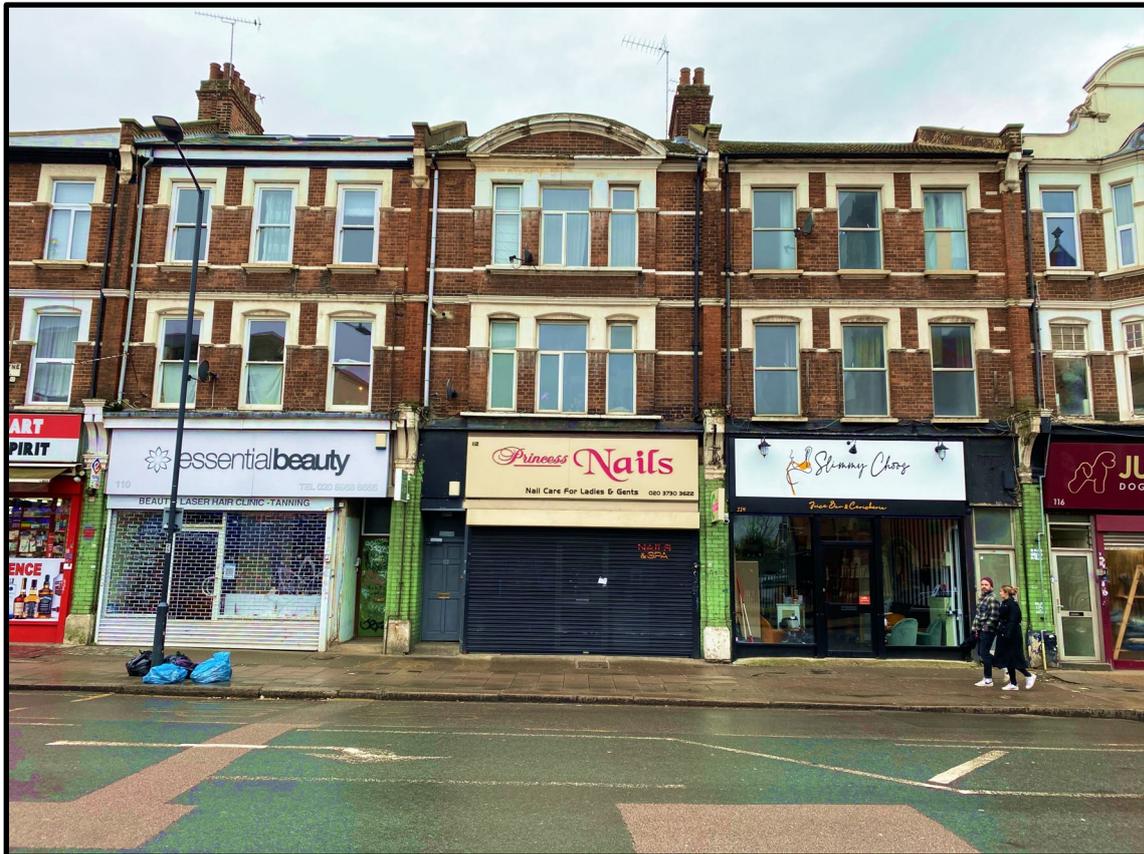
Total Size: 1,647 sq ft (153.01 sqm)

Tenure: Freehold

Guide Price: £1,525,000 subject to contract.

112 Chamberlayne Road, Kensal Rise, London NW10 3JP

A mid-terraced mixed-use building in the heart of Kensal Rise comprising ground floor retail with 4 self-contained studios and 4 x 1-bed flats above.



Location & Situation

The subject property is situated in Kensal Rise, an area located in the NW of London, located on the southern boundary of the LB of Brent, positioned approx. 5 miles north west of Central London.

The subject property is situated on the western side of Chamberlayne Road approx. 60m north of Kensal Rise Overground station. Chamberlayne Road itself is characterised as being a commercial-led road in the main with self-contained residential accommodation arranged over upper parts. Commercial occupiers within the immediate vicinity predominantly comprises independent traders.

Kensal Green Underground Station (Zone 2) on the Bakerloo Line is only 20 minutes from Oxford Circus and the West End and is 1 mile to the south of the subject property. London Overground services also operate to London Euston with an approximate journey time of 15 minutes. London Overground operates out of Kensal Rise Railway Station (60 metres to the south) and provides regular services to Richmond in the west and Stratford in the east.

<https://goo.gl/maps/XzzVktNj4cX3Q9xt5>

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Description

The subject property comprises a mid-terraced 4 storey Victorian era building configured to provide retail accommodation at ground floor with 8 self-contained residential units arranged over ground, first, second, third and fourth floors.

Internally the ground floor commercial unit is configured as a nail bar arranged to provide largely open plan sales area to the front with staff toilet and kitchenette facilities located to the rear.

The residential element of the property is independently accessed to one side of the retail accommodation.

Residential Tenancy Schedule

Floor	Unit	No. of Beds	SQ FT (NSA)	AST Expiry	Rent (PA)
Fourth	Flat 1	One	213	20/10/2020	£13,500
Fourth	Flat 2	Studio	150	31/08/2020	£9,600
Third	Flat 3	Studio	187	14/03/2021	£10,404
Second	Flat 4	One	213	01/12/2021	£13,260
Second	Flat 5	Studio	131	21/08/2020	£9,876
First	Flat 6	Studio	221	07/07/2021	£11,880
Ground	Flat 7 (inc garden)	One	377	01/09/2020	£15,360
Third	Flat 8	One	355	01/11/2021	£15,480
TOTAL			1,847		£99,360

Commercial Tenancy Schedule

Floor	Use	SQ FT	Tenant	FRI Lease Start	FRI Lease Expiry	Rent (PA)	Rent Reviews
Ground	A1	326	Ms. T. An Hoang t/a Princess Nails	14/06/2013	14/06/2023	£13,000	5 yearly UORR

Current Income: £112,360 per annum exclusive

ERV: £136,000 per annum exclusive

Total Size: 2,174 sq ft (201.93 sq m)

Tenure: Freehold

Guide Price: £1,825,000 subject to contract.

Gross Yield: 6.16%

Reversionary Yield: 7.45%

7 Clifford Gardens, Kensal Rise, London NW10 5JE

A freehold HMO situated in the heart of Kensal Rise comprising
5 x self-contained studios and 2 x 1-bed flats



Location & Situation

The subject property is located in the LB of Brent, approx. 7 miles NW of Central London. The property more specifically is located in Kensal Green which borders Harlesden, Willesden, Queens Park and Notting Hill and is characterised as being a predominately residential-led area.

The subject property is located on the southern side of Clifford Gardens Road close to Kensal Rise Train Station. The subject property is situated on a residential-led road characterised by terraced Victorian houses either configured in the original single dwelling house configuration or reconfigured to provide self-contained residential accommodation.

Kensal Rise Overground Station is situated 90m south of the subject property with the railway line running to the rear of the property. Kensal Rise Overground provides direct services running to Stratford and Clapham Junction amongst others. The nearest London Underground station is Kensal Green (Zone 2) which is situated 0.37 miles south-west of the subject property and is served by the Bakerloo Line. Trains run frequently with Line with journeys into Oxford Circus and Embankment taking 20 and 25 minutes respectively.

<https://goo.gl/maps/mS17NMoDemgUnv989>

Description

The subject property comprises a 3 storey mid-terraced house built in approximately in 1900's now configured to provide seven self-contained flats – 5 x studios and 2 x 1-beds.

Tenancy Schedule

Floor	Unit	No. of Beds	SQ FT (NSA)	AST Expiry	Rent (PA)
Lower Ground	Flat 1	Studio	360	VACANT	
Lower Ground	Flat 2	One	231	18/08/2020	£12,000
Ground	Flat 3	One	269	07/09/2021	£13,200
Ground	Flat 4	Studio	247	03/03/2021	£12,060
First	Flat 5	Studio	140	07/07/2020	£9,876
First	Flat 6	Studio	215	28/02/2021	£10,800
First	Flat 7	Studio	290	16/10/2020	£15,00
TOTAL			1,752		£72,936

Current Income: £72,936 per annum exclusive

ERV: £107,000 per annum exclusive

Total Floor Area: 1,752 sq ft (162.76 sqm) GIA

Tenure: Freehold

Guide Price: £1,500,000 subject to contract.

Gross Yield: 4.86%

Reversionary Yield: 7.13%

17 St Pauls Avenue, Willesden, London NW2 5SS

A 3-storey semi-detached house configured to provide 6 x studios and 2 x 1-bed flats arranged over ground, first and second floors.



Location & Situation

The subject property is located in the London Borough of Brent, approx. 7 miles north west of Central London, and situated in Willesden Green, between Cricklewood and Harlesden, and is predominately a residential-led area.

The subject property is located on the north side of St Pauls Avenue close to its junction with Dean Road with the property backing immediately onto the railway line. St Pauls Avenue is characterised as being a residential-led road with period properties which are either configured within their original single dwelling configuration or reconfigured to provide self-contained flat accommodation.

Regular bus services operate along Walm Lane to the outlying neighbourhoods and towns. Willesden Green Underground Station is situated 0.1 miles north east of the subject property within Zone 2. It is served by the Jubilee line, providing regular journeys into Central London such as Baker Street (10 minutes) and Bond Street (13 minutes).

<https://goo.gl/maps/jAngaCQZzFsVRgmN9>

Description

The subject property comprises a 3-storey semi-detached house built in approximately 1885 configured to provide 8 self-contained flats arranged over ground, first and second floors.

Flats 2 and 3 benefit from shared access to a rear garden.

The property includes 1 x off-street car parking space.

There is an additional outbuilding to the rear of the property.

Tenancy Schedule

Floor	Unit	No. of Beds	SQ FT (NSA)	AST Expiry	Rent (PA)
	Flat 1	Studio	237	19/08/2020	£11,436
	Flat 2	One	325	09/03/20	£14,280
	Flat 3	One	333	22/03/2021	£14,568
	Flat 4	Studio	149	06/12/2019	£10,800
	Flat 5	Studio	224	30/09/2021	£11,340
	Flat 6	Studio	262	24/08/2021	£11,160
	Flat 7	Studio	190	23/06/2020	£11,436
	Flat 8	Studio	190	29/02/2020	£11,160
TOTAL			1,910		£96,180

Current Income: £96,180 per annum exclusive

ERV: £123,000 per annum exclusive

Total Floor Area: 1,752 sq ft (162.76 sqm) GIA

Tenure: Freehold

Guide Price: £1,550,000 subject to contract.

Gross Yield: 6.21%

Reversionary Yield: 7.94%

3 Callcott Road, Kilburn, London NW6 7EB

A freehold HMO comprising 8 self-contained studios.



Location & Situation

The subject property is located in Kilburn, an area of north-west London, England, which is divided between three London Boroughs: most of Kilburn is in Brent or Camden, but a small part within the Westminster boundary.

The main thoroughfare running north west-south east is Kilburn High Road, part of the modern A5 road which forms the boundary between the boroughs of Brent and Camden. It is situated 3.75 miles (6.0 km) north-west of Charing Cross.

The property is located on the west side of Callcott Road which would be characterised as a residential led-road.

The main retail provision for the immediate area is located on Kilburn High Road, 0.25 miles to the east of Callcott Road with both a local and national retail offering.

Kilburn High Road (A5) connects on to Edgware Road which provides easy access to M1. The M4 and M25 are both within easy access to Kilburn. Tube and railway stations located in Kilburn include Kilburn Underground Station (Jubilee Line and 0.5 miles north), Kilburn

Park Underground Station (Bakerloo Line and 0.6 miles south east) and Queens Park Station (Bakerloo Line and 0.7 miles south west). Brondesbury Overground Station (0.5 miles west) provides access to Central London with an approximate journey time of 33 minutes. London City Airport is approximately 13.40 miles to the south east of the subject property.

<https://goo.gl/maps/3hQzSj3nA4ErLXCM6>

Description

The subject property comprises a 3-storey terraced house built in approximately 1880 and configured to provide 8 self-contained studio flats arranged over ground, first and second floors.

The property includes a garden to the rear.

Tenancy Schedule

Floor	Unit	No. of Beds	SQ FT (NSA)	AST Expiry	Rent (PA)
	Flat 1	Studio	413	08/07/2020	£11,436
	Flat 2	Studio	217	28/02/2021	£11,700
	Flat 3	Studio	316	13/09/2021	£16,080
	Flat 4	Studio	169	16/07/2021	£10,656
	Flat 5	Studio	164	16/07/2021	£11,700
	Flat 6	Studio	263	31/07/2020	£10,920
	Flat 7	Studio	195	15/12/2020	£11,940
	Flat 8	Studio	232	31/05/2020	£11,436
TOTAL			1,969		£95,868

Current Income: £95,868 per annum exclusive

ERV: £123,000 per annum exclusive

Total Floor Area: 1,969 sq ft (182.93 sq m)

Tenure: Freehold

Guide Price: £1,595,000 subject to contract.

Gross Yield: 6.01%

Reversionary Yield: 7.71%

88 Upper Tollington Park, Stroud Green, London N4 4NB

An HMO in Finsbury Park comprising 7 x s/c studios and 3 studios with shared facilities.



Location & Situation

The property is located in Stroud Green approximately 3.20 miles north west of Central London within the jurisdiction of the London Borough of Haringey.

Located on the south side of Upper Tollington Park, which would be characterised as a residential led-road. Property stock in the immediate vicinity is of Victorian era either configured in the original single dwelling house configuration or reconfigured to provide self-contained residential accommodation.

The property benefits from robust transport infrastructure with Manor House underground station situated 0.54 miles south-east, through Finsbury Park. Manor House is served by the Piccadilly Line with journeys to Holborn and Green Park taking 16 and 21 minutes respectively. Finsbury Park station is situated 0.49 miles south-west of the property and consists of a National Rail station, a London Underground station as well as two bus stations.

In total there are approximately 6 underground and overground stations within a 1-mile radius of the subject property.

<https://goo.gl/maps/zMT8cXhEcEMuDcAk9>

Description

The subject property comprises a 3-storey semi-detached dwelling built in the 1900s now configured as a House in Multiple Occupation (HMO) comprising 10 units.

7 of the units are self-contained with the 3 others sharing a kitchen and bathroom.

The property includes a driveway at the front of the property parking provision for one car and a communal real garden.

Tenancy Schedule

Floor	Unit	No. of Beds	SQ FT (NSA)	AST Expiry	Rent (PA)
Lower Ground	Flat 1	Studio	247	25/09/2021	£11,964
Lower Ground	Flat 2	One	409	15/05/2020	£13,800
Lower Ground	Flat 3	Studio	172	VACANT	
Raised Ground	Flat 4	One	355	27/02/2021	£14,040
Raised Ground	Flat 5	Studio	264	11/04/2020	£10,920
Raised Ground	Flat 6	Studio	226	20/02/2020	£10,656
Raised Ground	Flat 7	Studio	215	05/11/2021	£10,656
First	Flat 8	Studio	226	17/12/2020	£11,400
First	Flat 9	One	215	05/11/2021	£13,524
Second	Flat 10	Studio	258	31/01/2020	£12,000
TOTAL			2,587		£108,960

Current Income: £108,960 per annum exclusive

ERV: £153,000 per annum exclusive

Total Floor Area: 2,587 sq ft (240.34 sq m)

Tenure: Freehold

Guide Price: £1,825,000 subject to contract.

Gross Yield: 5.97%

Reversionary Yield: 8.38%

19 Kentish Town Road, Camden, London NW1 8NH

A period terraced building in the heart of Camden, comprising retail/ancillary (A1 & A3 uses) on ground and lower ground floors, with three x1-bedroom flats above.



Location

Centrally located within Camden, being 50 metres to the north of Camden Town London Underground station and approximately 300 metres from Camden Road London Overground Station, the subject property is situated on an established secondary retail pitch on the western side of Kentish Town Road. There are no high street multiples represented in this pitch, and it is characterised by local independent retailers/cafes.

<https://goo.gl/maps/2P5Nhb7EdTw4Snk6>

Description

The ground and lower ground floors, totalling 591 sq ft, are let to an individual trading as Chicken King. The premises are let on a 20 year FR&I lease from 25/03/09 providing 8.2 years unexpired. The current passing rent is £28,000 pa (£47.38 psf). The lease benefits from 4 yearly UORR's with the next review coming up next month.

The three x1-bedroom flats above are all let on AST's and producing a total gross rent of £46,560 pa.

The flats benefit from en-suite showers with open plan kitchen/living areas.

Residential Tenancy Schedule:

Floor	Unit	No of Beds	SQ FT	Tenancy Expiry	Rent (PA)
First	Flat 1	One	291	07/08/2021	£15,600
Second	Flat 2	One	282	14/08/2021	£15,600
Third	Flat 3	One	285	27/062021	£15,360
TOTAL			858		£46,560

Commercial Tenancy Schedule:

Floor	Use	SQ FT	Tenant	FRI Lease Start	FRI Lease Expiry	Rent (PA)	Rent Reviews
Ground & Basement	A1 / A3	591	Mr. M Bahem t/a Chicken King	25/03/2009	24/03/2029	£28,000	4 yearly UORR

Total Rent: £74,630 per annum exclusive.

Total Floor Area: 1,449 sq ft (134.62 sq m)

Tenure: Freehold

Guide Price: £1,350,000 subject to contract.

Gross Yield: 5.53%

Further Information

For all enquiries and viewing arrangements, please contact either:

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