

## INVESTMENT OPPORTUNITY

**The Landau, Farm Lane, SW6 – Asking price £2,700,000**

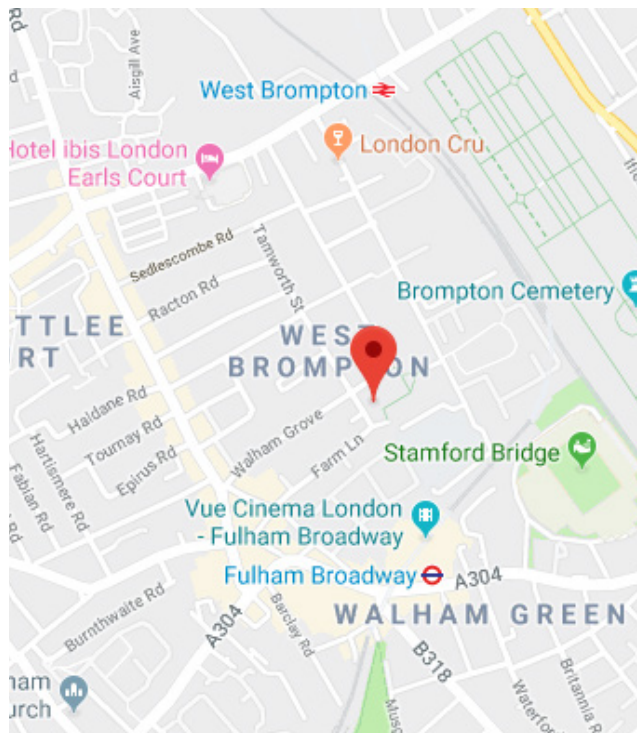
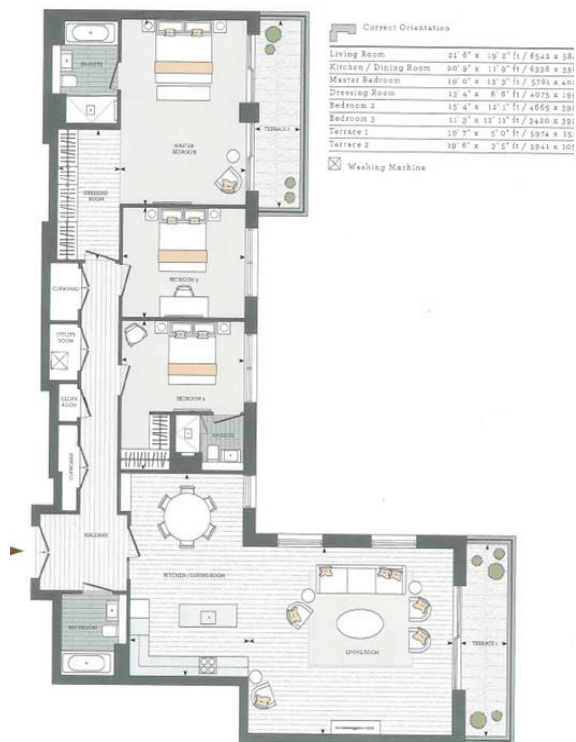
3 bedroom, 5th floor apartment situated in The Landau, Fulham



Wilton's Family Office is pleased to present this new opportunity. The property is a three bedroom apartment that is situated in The Landau's exclusive residential development complex. The accommodation comprises three bright and spacious bedrooms, with the master bedroom also having its own en-suite bathroom attached. Another bathroom and a modern open-plan kitchen and living space complete the rest of the apartment. In addition, the apartment has a large terrace with a picturesque view of the surrounding area's parks and skyline.

The Landau also offers its residents access to a diverse collection of amenities available for all those who live in the complex. Residents are provided with a gym, cinema room, round the clock concierge service, a lounge with private dining area and a parking space in a premium location.

The apartment also boasts a wealth of transport links, as the Fulham Broadway Underground Station and the West Brompton Station are both within walking distance of the apartment. This feature, alongside its proximity to some of the more prestigious and picturesque areas of Greater London, means that the Landau offers an ideal synthesis between luxury and quick access to the city.



## KEY INVESTMENT CHARACTERISTICS

Asking price: **£2,700,000**

Square Meterage: **179 sq m**

Est. Annual Rental Income: **£72,799.92 p.a.**

Current Gross Initial Yield: **2.7%**

Service Charges: **£8393.28**

Ground Rent: **£750**

Stamp Duty: **TBC**

## Contact Details

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Investment characteristics are based on assumptions and therefore are estimates. Property investment may expose you to risk of losing your investment. Property is an illiquid asset. Sometimes properties may not be so easy to sell and this means that the liquidity of your investment cannot be guaranteed. Past performance does not guarantee future results. Actual results may differ materially from the forecasts / estimates. Views, opinions, trends, and prices expressed are subject to change without prior notice. They do not constitute investment advice or a guarantee of returns.



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