

## INVESTMENT OPPORTUNITY

**Hounslow - West London – Asking Price £9,000,000**

2 Freehold Blocks containing 29 properties plus a 2 bedroom detached bungalow.

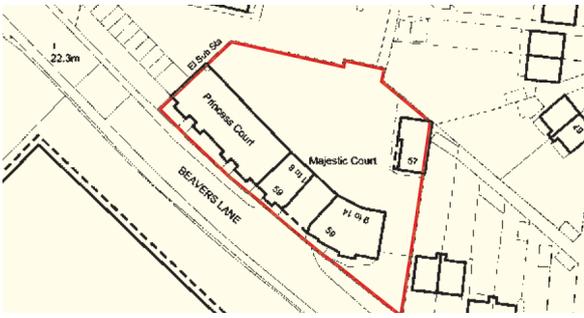


Wilton would like to present this new off market opportunity. These two blocks of apartments are internally arranged to provide a total of 29 self-contained apartments, and laid out over four stories – Ground to Third Floor. The detached bungalow is located to the rear of the site. All properties are fully tenanted on AST's.

The site benefits from secure gated car parking at the rear. Both blocks have 2 passenger lifts and voice entry phone systems. The property occupies a site extending to approximately 0.204 hectares (0.504 acres). The properties have car parking spaces within the gated development.

There are good transport links to the properties with Hounslow West underground station less than a mile away, Hounslow mainline station, and Heathrow Airport terminal four approximately 15 minutes' drive.

There is a possibility of redevelopment to the rear of the car parking area, subject to obtaining all necessary permissions.



The site is spread over three separate titles and the overall site is as depicted opposite.

The units are of a good standard throughout, please see photographs below of one of the units.



Internal layout of the properties provide an open kitchen/living space, separate bathroom and two bedrooms.

## KEY INVESTMENT CHARACTERISTICS

Purchase price: **£9,000,000**

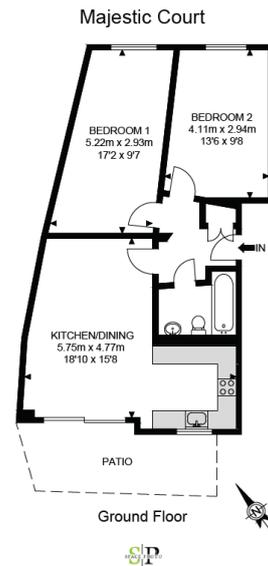
Annual Rent income: **£410,880**

Stamp Duty costs: **4%**

Gross Initial Yield: **4.6%**

Rental review each (years): **1**

Rental uplift per annum @ RPI: **2.5%**



## Contact Details

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\* Including fees and stamp duty. ~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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