

INVESTMENT OPPORTUNITY

**Richard Burbidge Mansions, Harrods Village, SW13 –
Current asking price £800,000**

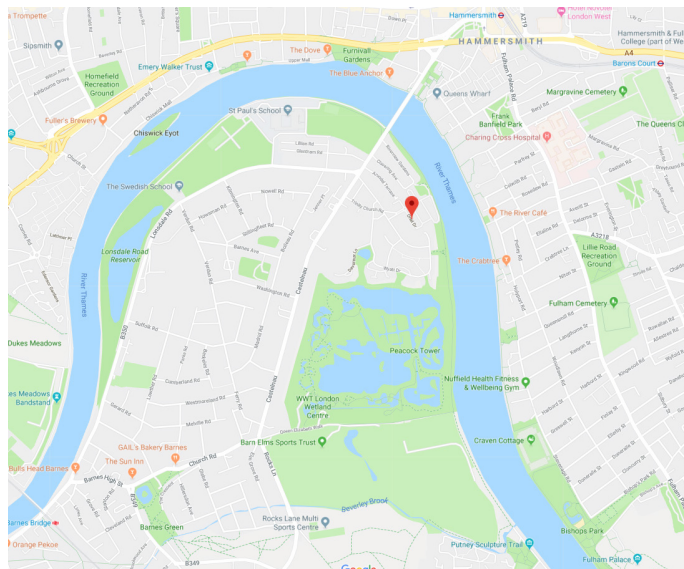
One bedroom second floor apartment situated in Harrods Village, Barnes



Wilton's Family Office is pleased to present this opportunity. The property is a one bedroom flat situated within an exclusive riverside development. The apartment is situated on the second floor of the building and provides well-presented living space with high ceilings and grand decor. The accommodation comprises a master bedroom with en-suite bathroom, a reception room with a dining area, a modern fully fitted kitchen with integrated appliances as well as a guest cloakroom and further storage in the hallway.

The building benefits from underground parking, a communal gym and pool, communal gardens and a porter and concierge service.

Barnes is a leafy district in South West London close to the River Thames ensuring many properties have river-side views. Barnes offers a distinct village feel and beautiful historic architecture and is popular with affluent families due to its close proximity to central London and excellent schools.



KEY INVESTMENT CHARACTERISTICS

Asking price: **£800,000**

Square Meterage/Footage: **79.1 sq m/851 sq ft**

Annual Rental Income: **£22,104 p.a.**

Current Gross Initial Yield: **2.8%**

Service Charges: **£6,819**

Ground Rent: **None - Property is share of freehold**

Stamp Duty: **TBC**

The apartment is currently tenanted on an AST of one year that expires on the 10th of November 2019. As a result, the property will be generating immediate income upon investment.

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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