

London SE20 - 149 Maple Road SE20 8HU  
Freehold Residential Block Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# London SE20 - 149 Maple Road SE20 8HU

## Freehold Residential Block Investment



### Investment Consideration:

- Purchase Price: £2,000,000
- Gross Initial Yield: 3.92%
- Rental Income: £78,360 p.a.
- VAT is NOT applicable to this property
- Comprises residential block including 7 x 2-Bed Flats
- One of the flats benefit from private terrace
- Two of the flats have been sold off on long leasehold.
- Total area size of 460 sq m (4,953 sq ft)
- Located within 10 min walk to Anerley Station, Penge West Station and Penge East Station.
- The property is located within walking distance to the High Street, which occupies retailers such as McDonalds, Post Office, Superdrug, Poundland, Wilko, amongst other.



# London SE20 - 149 Maple Road SE20 8HU

## Freehold Residential Block Investment



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>Flat 1a</b> (Ground/Lower Ground Floor)	Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 65 sq m (700 sq ft)	Individual	12 Months from 13 November 2019 (Holding Over)	£15,600	Note 1: AST Note 2: Deposit held of £1,500
<b>Flat 1b</b> (Ground/Lower Ground Floor)	Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 65 sq m (700 sq ft)	Individual	24 Months from 12 July 2017 (Holding Over)	£13,860	Note 1: AST Note 2: Deposit held of £1,523.08
<b>Flat 2</b> (Ground Floor)	Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 62 sq m (667 sq ft)	Individual	12 Months from 24 February 2015	£14,100	Note 1: AST Note 2: Deposit held of £1,269.23
<b>Flat 3</b> (First Floor)	Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 63 sq m (678 sq ft)	Individual	12 Months from 21 March 2020	£16,200	Note 1: AST Note 2: Deposit held of £1,557.69
<b>Flat 4</b> (First Floor)	Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 65 sq m (700 sq ft)	Individual	125 Years from 23 April 2012	£300	Note 1: Ground rent doubles every 25 Years Note 2: Reversion 22.04.2137
<b>Flat 5</b> (Second Floor)	Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 70 sq m (754 sq ft)	Individual	125 Years from 19 July 2019	£300	Note 1: Ground rent doubles every 25 Years Note 2: Reversion 18.07.2144
<b>Flat 6</b> (Third Floor)	Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 70 sq m (754 sq ft)	Individual	12 Months from 7 August 2020	£18,000	Note 1: AST Note 2: Deposit held of £1730.76
<b>Total</b>				<b>£78,360</b>	

# London SE20 - 149 Maple Road SE20 8HU

## Freehold Residential Block Investment



### Property Description:

The property comprises residential block including 7 x 2-Bedroom Flats. Flat 6 benefits from private terrace on second floor.

#### Ground Floor:

Flat 1a - Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 65 sq m (700 sq ft)

Flat 1b - Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 65 sq m (700 sq ft)

Flat 2 - Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 62 sq m (667 sq ft)

#### First Floor:

Flat 3 - Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 63 sq m (678 sq ft)

Flat 4 - Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 65 sq m (700 sq ft)

#### Second/Third Floor:

Flat 5 - Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 70 sq m (754 sq ft)

#### Second/Third Floor:

Flat 6 - Open plan kitchen/living room, Two Bedrooms, Bathroom/WC 70 sq m (754 sq ft)

**Total area size: 460 sq m (4,953 sq ft)**



# London SE20 - 149 Maple Road SE20 8HU

## Freehold Residential Block Investment



### Tenancy:

Flat 1a is at present let on an AST to an Individual for a term of 12 months from 13<sup>th</sup> November 2019 (Holding Over) at a current rent of £15,600 per annum. Deposit held of £1,500.

Flat 1b is at present let on an AST to an Individual for a term of 24 Months from 12<sup>th</sup> July 2017 (Holding Over) at a current rent of £13,860 per annum. Deposit held of £1,523.08

Flat 2 is at present let on an AST to an Individual for a term of 12 Months from 24<sup>th</sup> February 2015 (Holding Over) at a current rent of £14,100 per annum. Deposit held of £1,269.23

Flat 3 is at present let on an AST to an Individual for a term of 12 months from 21<sup>st</sup> March 2020 at a current rent of £16,200 per annum. Deposit held of £1,557.69

Flat 4 is at present sold on a long leasehold to an Individual for a term of 125 Years from 23<sup>rd</sup> April 2012 at a current rent of £300. Ground rent doubles every 25 Years.

Flat 5 is at present sold on a long leasehold to an Individual for a term of 125 Years from 19<sup>th</sup> July 2019 at a current rent of £300. Ground rent doubles every 25 Years.

Flat 6 is at present let on an AST to an Individual for a term of 12 months from 7<sup>th</sup> August 2020 at a current rent of £18,000 per annum. Deposit held of £1730.76



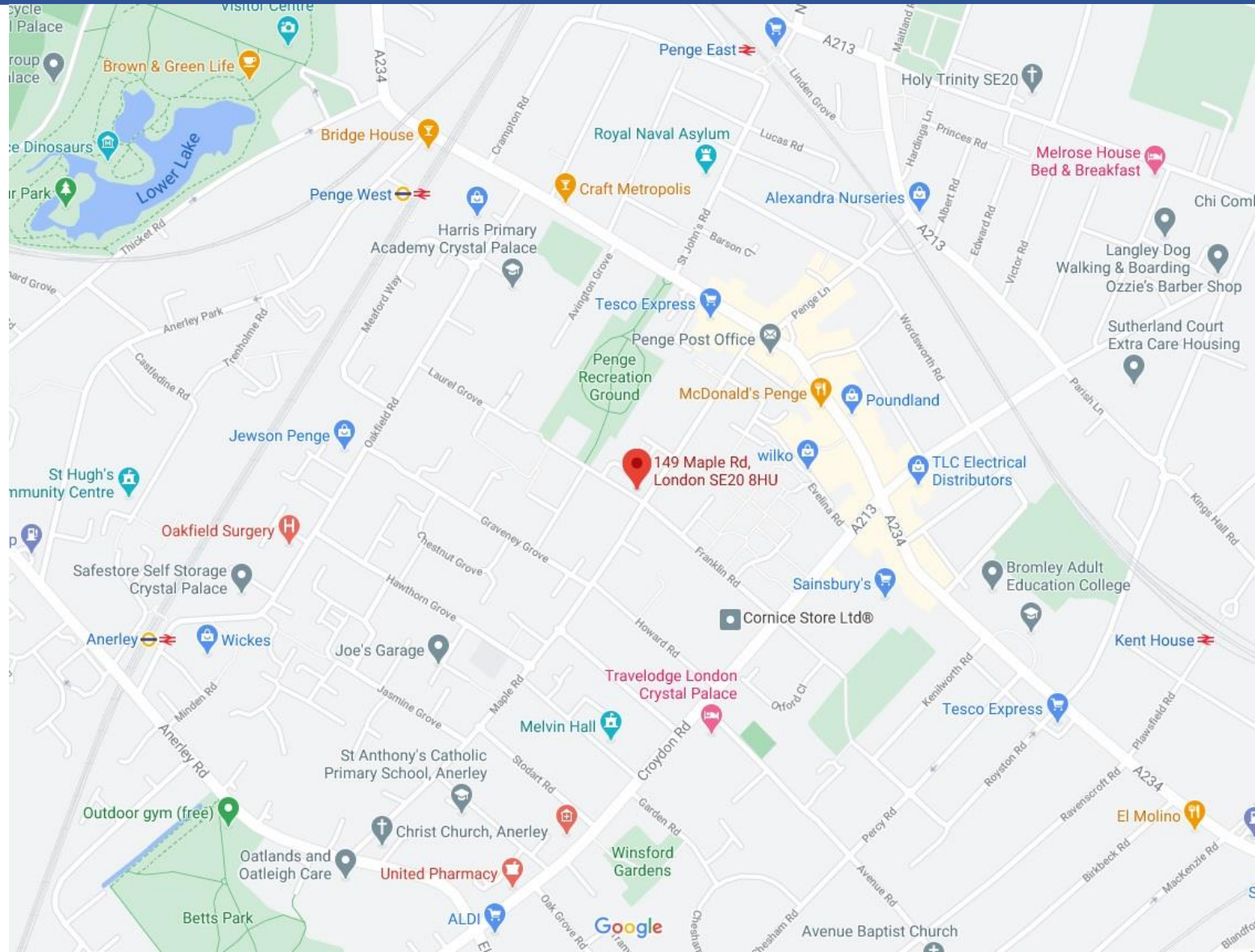
# London SE20 - 149 Maple Road SE20 8HU

## Freehold Residential Block Investment



### Location:

Anerley is an area of south east London, England, within the London Borough of Bromley and the historic county of Surrey. It is located 7 miles (11 km) south south-east of Charing Cross, to the east of Crystal Palace/Upper Norwood, south of Penge, west of Elmers End and north of South Norwood. Anerley is served by London buses routes N3, 75, 157, 197, 249, 354, 358, 432 and bus 356. The 432 now terminates at Anerley Bus stand, behind the Station on Anerley Station Road. Two A roads, the A213 and A214 pass through the area. Anerley railway station, Southern operate trains to London Bridge and East Croydon or West Croydon. London Overground Also operate the East London Railway from Highbury and Islington station to West Croydon. Birkbeck station, operated by Southern, runs trains from London Bridge to Beckenham via Peckham Rye. Located within 10 min walk to Anerley Station, Penge West Station and Penge East Station. The property is located within walking distance to the High Street, which occupies retailers such as McDonalds, Post Office, Superdrug, Poundland, Wilko, amongst other.



# London SE20 - 149 Maple Road SE20 8HU

## Freehold Residential Block Investment

### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner  
M: +44(0)79618 53166  
E: prash@bluealpine.com



# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.