

London NW6 - 8 Hickes House, South Hampstead NW6 4RP
Long Leasehold Residential Flat Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Long Leasehold Residential Flat Investment



Investment Consideration:

- Purchase Price: £435,000
- Gross Initial Yield: 4.41%
- Rental Income: £19,200 p.a.
- Comprises 2-Bedroom First Floor Flat with private balcony
- Refurbished to a high standard in 2019
- Total area size of 68 sq m (727 sq ft)
- Located close to Swiss Cottage underground station and both South Hampstead and Finchley Road overground stations
- Primrose Hill, Regent's Park and Lord's Cricket Ground are all within easy reach.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 8 (First Floor)	Residential Flat: 68 sq m (727 sq ft) Two Bedrooms, Kitchen, Living Room with Balcony, Bathroom, Separate WC	Individual	12 months from 10 July 2021	£19,200	Note 1: AST
Total				£19,200	

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Property Description:

The property comprises first floor residential flat with private balcony.

The property provides the following accommodation and dimensions:

First Floor: Flat 68 sq m (727 sq ft)

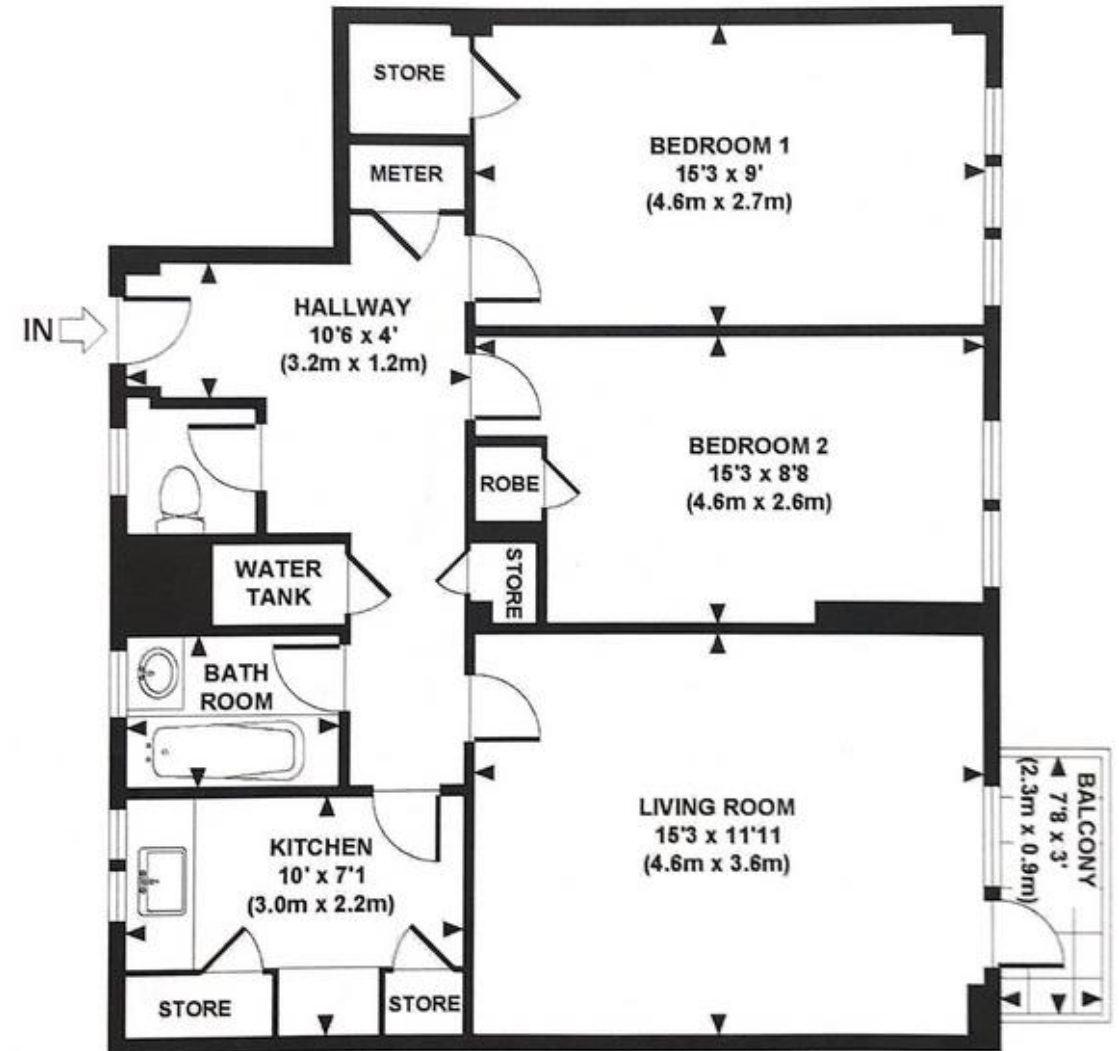
2 Bedrooms, Kitchen, Living Room with Balcony, Bathroom and WC

Tenancy:

The property is at present let on AST to an Individual for a term of 12 months from 10th July 2021 at a current rent of £19,200 per annum.

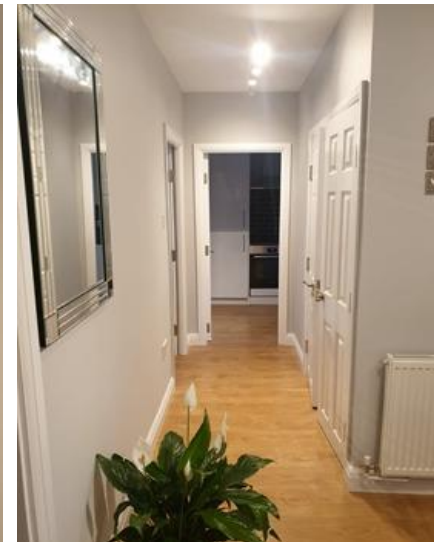
Tenure:

Leasehold. Held on a lease with approximately 95 years unexpired at a current ground rent of £10 per annum



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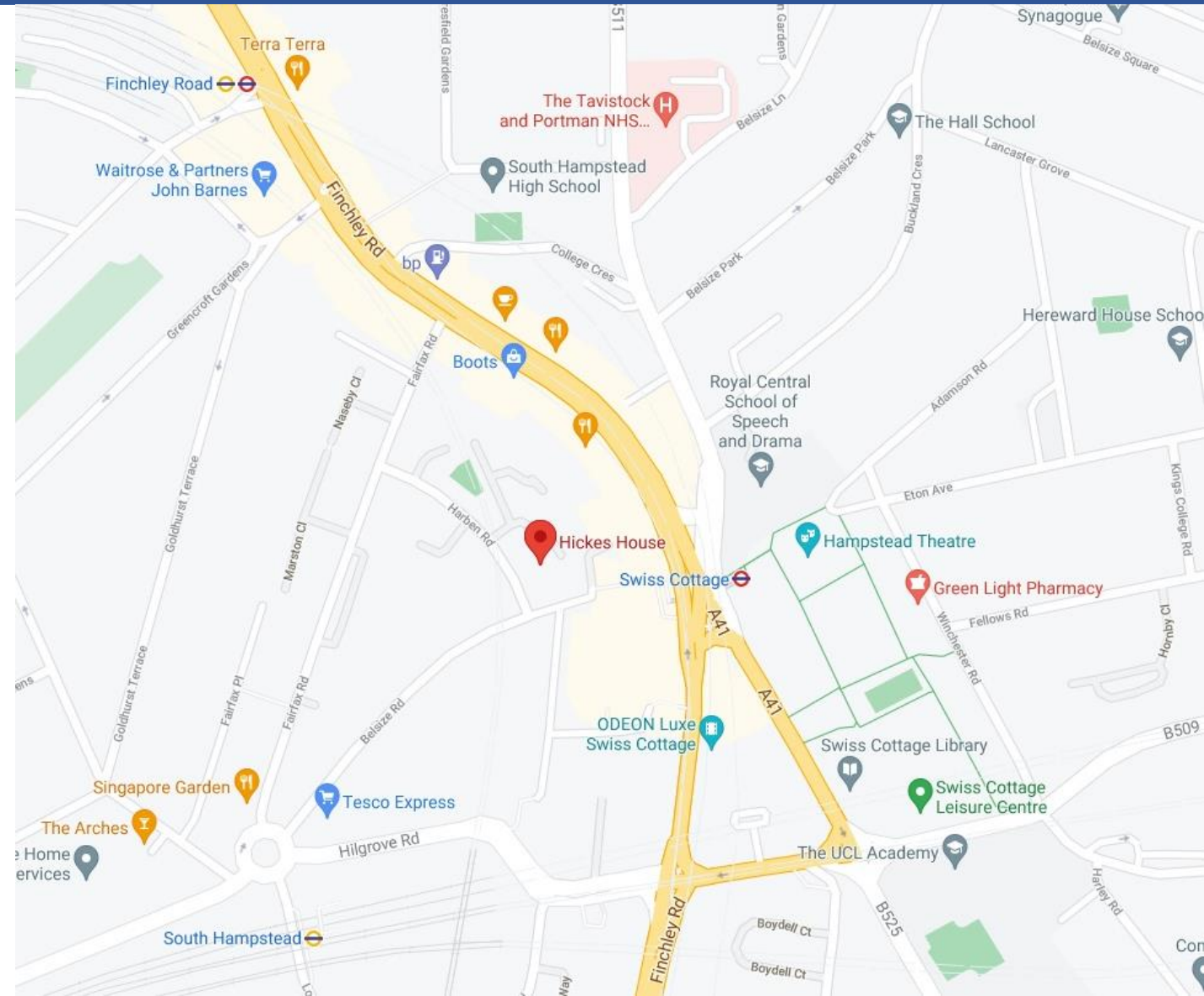
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Location:

South Hampstead is part of the London Borough of Camden in inner north London. It is commonly defined as the area between West End Lane in the west, the Chiltern Main Line (south), Broadhurst Gardens north and north-west followed by a non-road line demarcating the south slopes of Hampstead village, west of Belsize Park, and north and west of the usually narrowly defined Swiss Cottage neighbourhood. The property is located close to Swiss Cottage underground station and both South Hampstead and Finchley Road overground stations. Primrose Hill, Regent's Park and Lord's Cricket Ground are all within easy reach.



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Contacts:

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



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PROPERTY INVESTMENT & DEVELOPMENT

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