

25 Hastings Road, Ealing, W13 8QH
79 Church Road, W3 8PX
46 Bollo Bridge Road, W3 8AU

Guide Price: ££3,350,000*

PORTFOLIO OF 10 PROPERTIES IN WEST LONDON WITH INVESTMENT INCOME



25 Hastings Road, Ealing, W13 8QH



79 Church Road, W3 8PX



46 Bollo Bridge Road, W3 8AU

An opportunity to acquire a portfolio of 10 properties within three individual dwellings. All of the properties are currently on Assured Shorthold Tenancy agreements and producing a total income of £192,020 P.A, including the ground rent from the freehold of Church Road.

25 HASTINGS ROAD, W13 8QH – Five flats in one freehold dwelling. The house has recently been converted into five flats offering x2 one bedroom flats with sole use of rear gardens, x2 one bedroom first floor flat and one studio flat, all with a share of the freehold. Located just off Uxbridge Road, moments from West Ealing mainline station and local bus routes to Ealing Broadway. West Ealing station and Ealing Broadway will be transformed into a ‘Crossrail’ appointed station which will serve the new Elizabeth Line. This will ensure fast and convenient access to Bond St and Canary Wharf amongst other stops. According to Transport for London, journey times from the station to Bond St will be 13 mins after the introduction of ‘Crossrail’.

79 CHURCH ROAD, W3 8PX - Four flats in a building of 10 properties. The freehold of this building belongs to this portfolio meaning ground rent is achieved in addition from the other six apartments. The lowest length of lease from all 10 properties in this building is 120 years. The four flats are of x2 two bedroom flats and x2 one bedroom flats. The property is conveniently located for many transport links such as Acton Central (Overground), Acton Town (District and Piccadilly) and Acton Main Line (Crossrail from 2018) all under a mile. Chiswick High Road with its wide range of shops and restaurants is approximately a mile away and there are many facilities that Acton has to offer.

46 BOLLO BRIDGE ROAD, W3 8AU – A two bedroom first floor split level conversion flat with a lease of 121 years, superbly located again. Bollo Bridge Road is within easy reach of amenities of Chiswick and Acton shops, bars and restaurants of the High Street with the South Acton (Overground) moments away and Acton Town (District and Piccadilly) close by.

ACCOMMODATION

Flat 1 - 25 Hastings Road:

Ground floor 1 bedroom flat with garden - freehold

Flat 2 - 25 Hastings Road:

Ground floor 1 bedroom flat with garden - freehold

Flat 3 - 25 Hastings Road:

First floor studio flat - freehold

Flat 4 - 25 Hastings Road:

First floor 1 bedroom flat - freehold

Flat 5 - 25 Hastings Road:

Second floor studio flat - freehold

Flat 4 - 79 Church Road:

First floor 2 bedroom flat - 125 year lease from 25/12/2012

Flat 6 - 79 Church Road:

Second floor 2 bedroom flat - 125 year lease from 15/01/2013

Flat 8 - 79 Church Road:

Third floor 1 bedroom flat - 125 year lease from 29/09/2014

Flat 9 - 79 Church Road:

Ground floor 1 bedroom flat - 125 year lease from 24/10/2014

Flat 1 - 46 Bollo Bridge Road:

First and second floor 2 bedroom flat - 125 year lease from 11/10/2013

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 8825 7050

Council Tax Bands:

25 Hastings Road: C

79 Church Road: C/D

46 Bollo Bridge Road: C

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN