

London UB3 - Flat 701 Signal Building, Station Approach, Hayes UB3 4FG
Leasehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



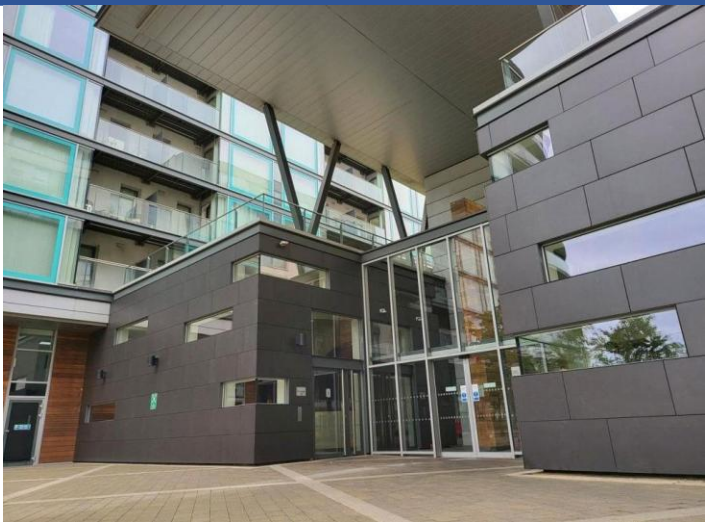
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Investment Consideration:

- Purchase Price: £210,000
- Gross Initial Yield: 11.14%
- Rental Income: £23,400 p.a.
- VAT is NOT applicable to this property
- Comprises 1-bedroom residential flat, part of an attractive purpose build complex
- Situated within a 1-minute walk from Hayes & Harlington Station (Elizabeth Line) providing direct services towards Heathrow Airport, Paddington, Bond Street, Liverpool Street and Canary Wharf
- Occupiers nearby include Tesco Express, Nail Salon, Restaurants, Gymnasium, Hotel and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 701 (Seventh Floor)	Total area: 48.3 sq m (520 sq ft) Hallway, one bedroom, kitchen/living room, bathroom, balcony	Individual	Periodic	£23,400	Note 1: Periodic tenancy Note 2: Deposit held of £2,250
Total				£23,400	

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Property Description:

Comprises 1-bed residential apartment, forming part of an established development, providing the following accommodation and dimensions:

Seventh Floor: 48.3 sq m (520 sq ft)

Hallway, one bedroom, kitchen/living room, bathroom, balcony

Tenancy:

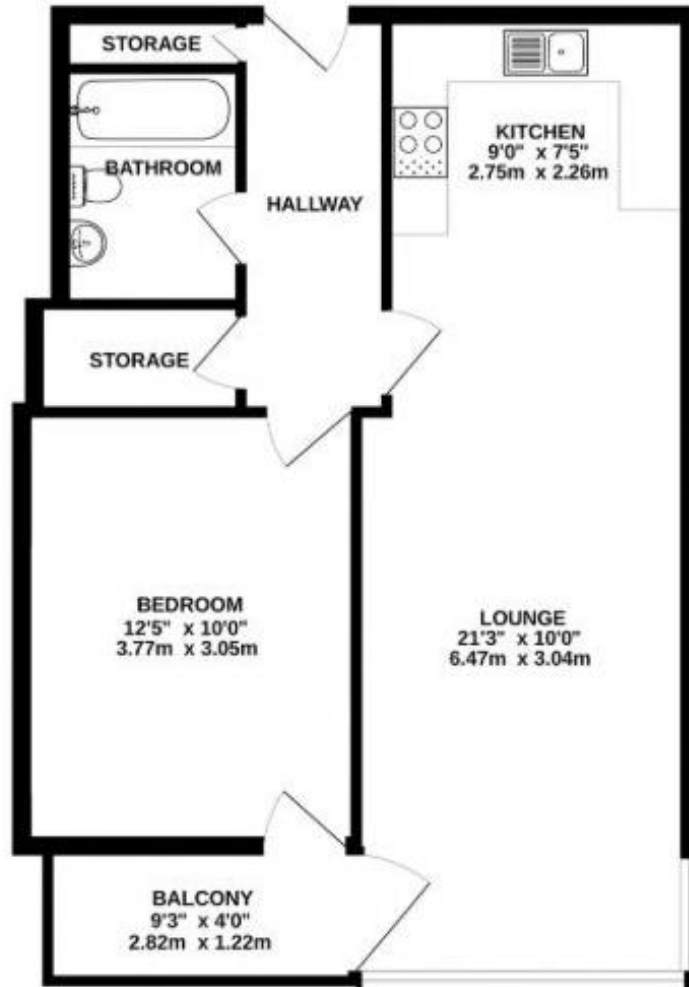
The property is at present let on Periodic tenancy to an Individual at a current rent of £23,400 per annum. Deposit held of £2,250.

Tenure:

Long leasehold. Held for a term of 124 Years from 9th November 2007 at a ground rent of peppercorn. (approx. 106 years unexpired)



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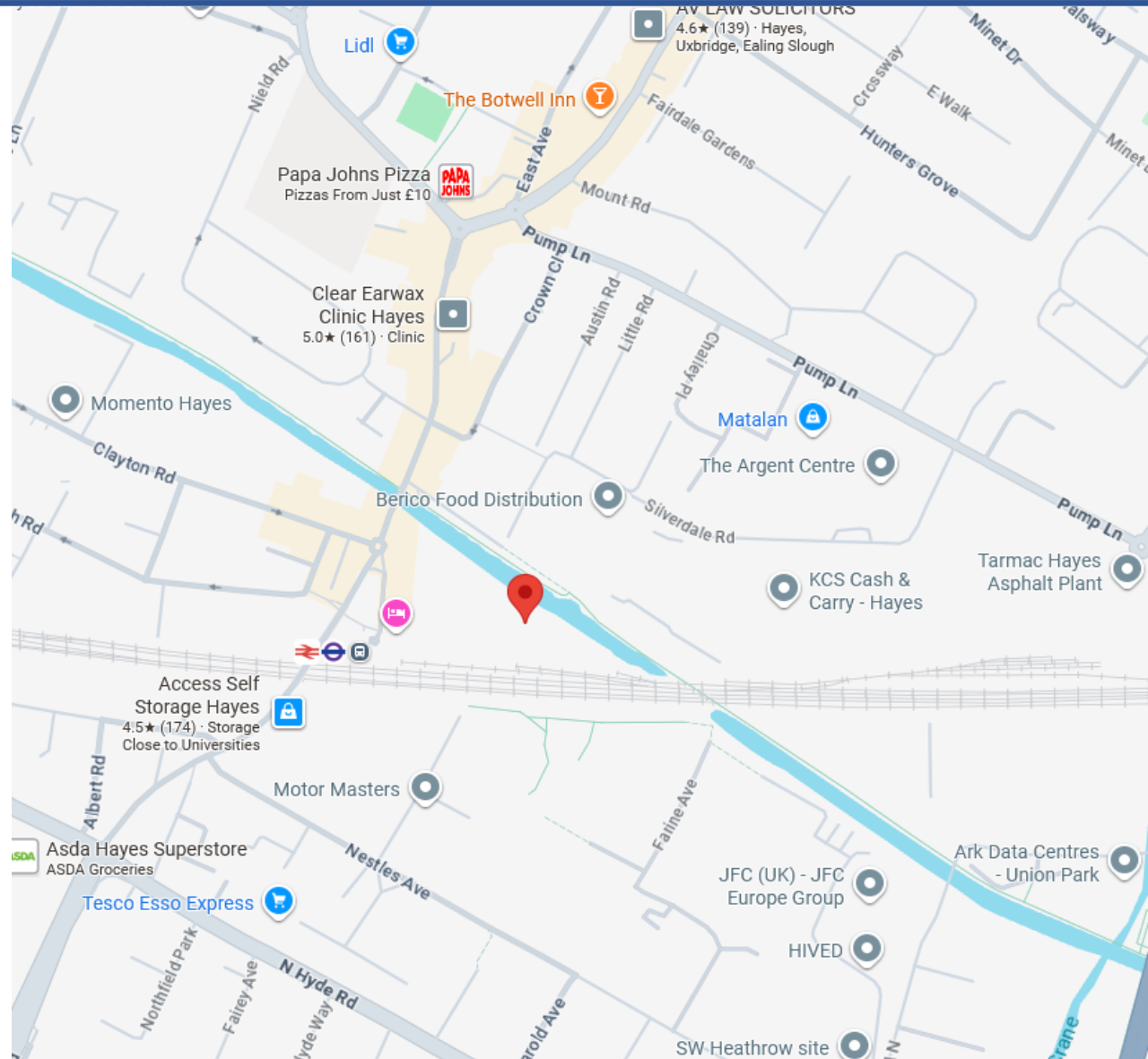


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Location:

Hayes & Harlington Station is situated immediately adjacent to the property and provides Elizabeth line and National Rail services. The Elizabeth line offers direct connections to Heathrow Airport, Paddington, Bond Street, Liverpool Street and Canary Wharf, making the location particularly well connected for both Central London and the airport. Road communications are also excellent, with the A312 providing convenient access to the M4 motorway, which in turn connects with Central London, Heathrow Airport and the M25. Heathrow Airport lies approximately 4 miles to the south-west. Occupiers nearby include Tesco Express, Nail Salon, Restaurants, Gymnasium, Charity Shop, Hotel and more.



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Contacts:

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