

IM

119/121 WARWICK ROAD,
KENSINGTON AND CHELSEA SW5 9EF

GUIDE PRICE* £9,500,000 PLUS



LARGE FREEHOLD RESIDENTIAL INVESTMENT COMPRISING TWENTY FOUR FLATS LET TO AN OPERATOR AT £420,000 P.A.

LOCATION & DESCRIPTION

A large pair of adjoining period properties comprising a total of 24 self-contained flats on the south-west side of Warwick Road close to the intersection with West Cromwell Road (A4) in a conservation area. The A4 leads to central London to the east and the M4 to the west with a Tesco Superstore opposite and with Earl's Court underground (District line) station a short walk away.

ACCOMMODATION

24 self-contained flats over 6 main floors - 6 accessed from the courtyard

2x2 bedroom
8x1 bedroom
14x studios

Only partially inspected but each flat had a fitted kitchen area and a shower/toilet

Schedule of areas as supplied by the Seller:
Combined flat areas (GIA): 654 sq m (7,037 sq ft)
As built (GIA): 738 sq m (7,940 sq ft)

TENANCY DETAILS

Let on a lease to 19 Warwick Ltd with guarantor for 5 years from 01.03.2022 at a rent of £420,000 p.a. with fixed increases in year 3 to £428,400 p.a., year 4 to £436,968 p.a. and year 5 to £445,707 p.a. Please see the lease for the exact demise

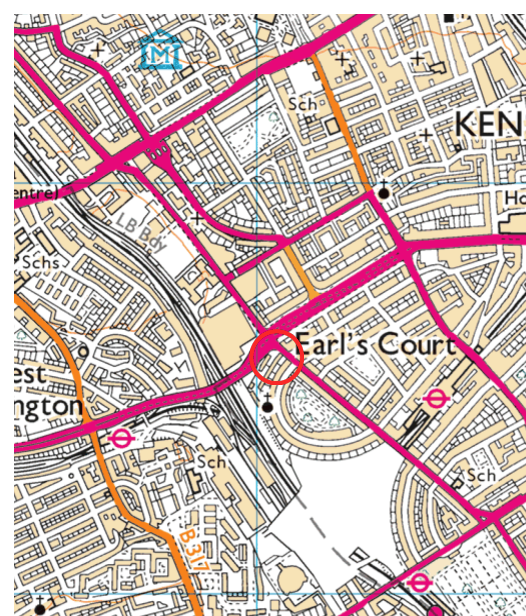
NOTE

1. Auction Surveyor: Ian Mann
Contact: 020 8509 4407 ian.mann@strettons.co.uk
2. For viewings please contact Ian Mann
3. A legal pack is available on request.
4. Please see on-line register for EPCs

EQUIVALENT TO £420,000 P.A. WITH FIXED INCREASES UP TO £445,707 P.A. IN YEAR 5

JOINT AUCTIONEER

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NOT TO SCALE FOR INFORMATION ONLY @ES100004608

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AUCTION 13 September
2022
ENQUIRIES 020 7637 4000

*The "Important Notice to Prospective Buyers" on pages 4 & 5 of the catalogue includes a definition of "Guide Price". Note that in addition to the purchase price there is a buyer's administration fee and there may be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation/special conditions. Please also check online at strettons.co.uk for updates

STRETTONS
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