
Residential Investment Opportunity
50 WINDSOR ROAD
EALING, LONDON, W5 5PE
An unbroken Freehold Period Conversion
comprising eight self-contained studio flats
allsop

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Investment Considerations

- Freehold block comprising eight self-contained studio flats
- Fully let subject to Assured Shorthold Tenancies
- Total Current Rent Reserved: £138,240 pa
- Estimated Rental Value (ERV): £144,000 pa
- Approximate GIA of flats: 236.2 sq m (2,542 sq ft)
- Asset management opportunity to refurbish the flats to enhance rental income and capital values
- Located within 500m of Ealing Broadway Railway Station and London Underground
- Offers are invited in excess of **£1,700,000** for the Freehold interest, subject to all existing tenancies, subject to contract. A purchase at this level would reflect a **gross yield of 8.47%** (based upon ERV)

An Unbroken Freehold Period Conversion comprising eight self-contained studio flats



Tenure

Freehold

Location

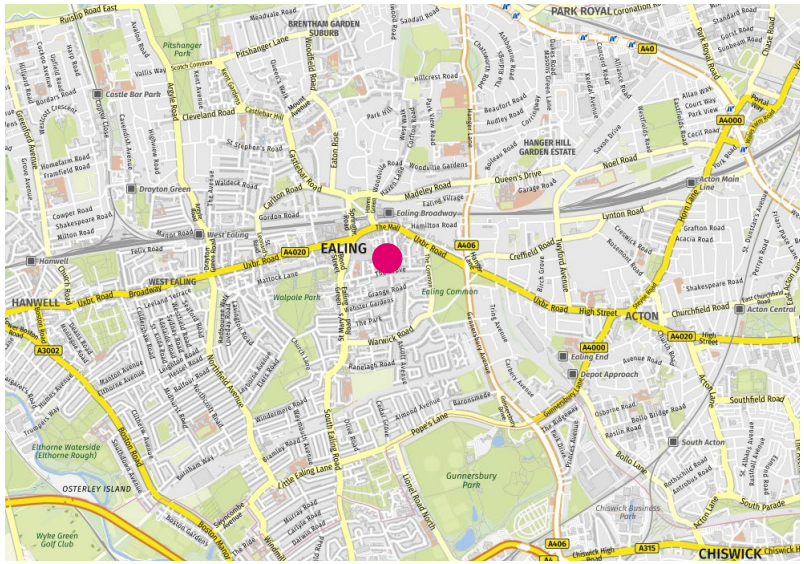
Ealing is a desirable residential town in west London within the London Borough of Ealing, located 1.3 miles west of Acton, 3.4 miles south of Wembley and 8 miles west of Central London. The subject property is situated on the western side of Windsor Road, close to the junction with The Grove.

The property is prominently located within a popular and desirable residential area, benefitting from an abundance of shops, bars and restaurants within Ealing town centre itself, which is located only 350m (approx. five minutes' walk) to the north of the property. Some of which include a Local Tesco Express, Boots, Decathlon and several Schools are also close by as well as the green open spaces of Ealing Common and Walpole Park.

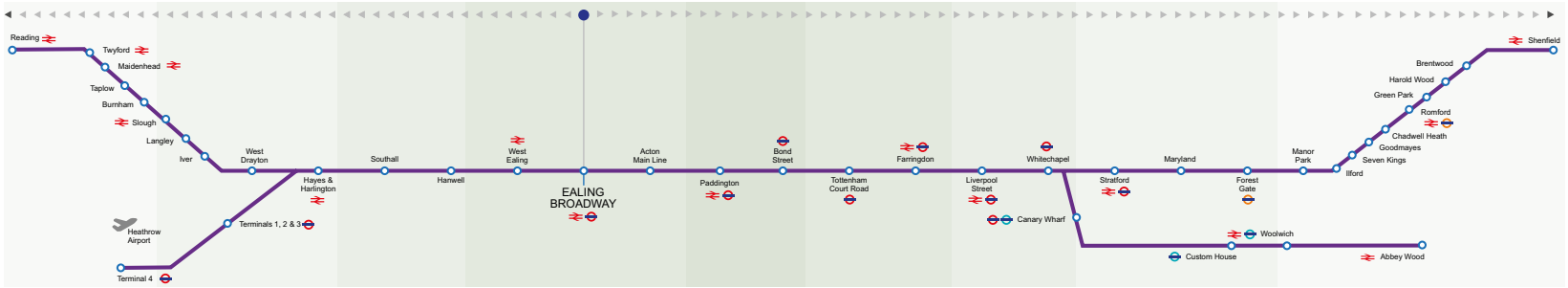


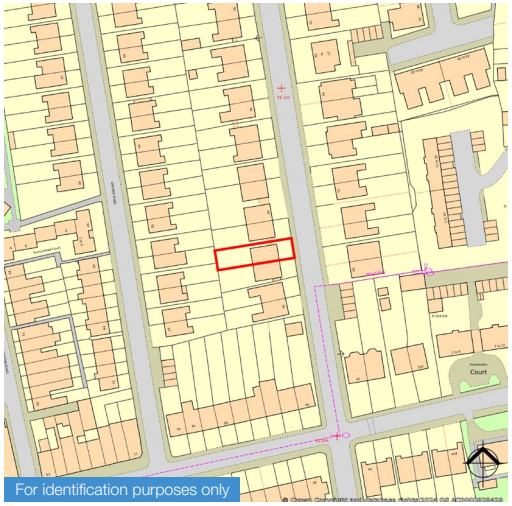


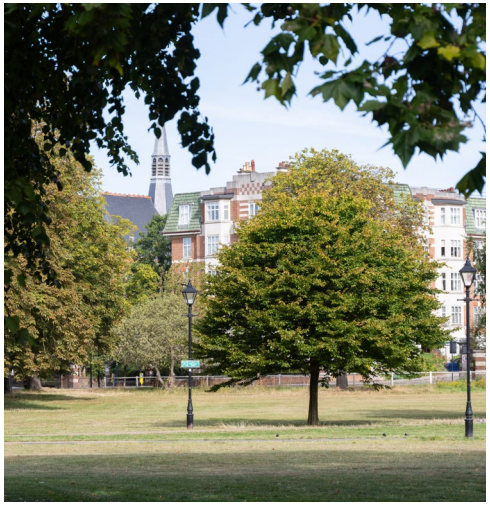




Elizabeth Line









Connectivity

The property is served by Ealing Broadway Railway station, which benefits from both London Underground (District and Central Lines) and London Overground Services. The Elizabeth Line (CrossRail) also provides additional faster access across London including stops at Paddington Station (7 minutes), Liverpool Street (19 minutes) and Canary Wharf (28 minutes). The area benefits from excellent road communications, located within close proximity to a number of major roads including the A406 and the A40. The A406 is situated 0.6 miles to the east and provides direct access to the M4 Motorway and the A4. The A40 trunk road, situated 2.2 miles north providing access towards Central London and the M40 and M25 Motorways. There are additionally numerous bus routes available from Ealing Broadway which serves the surrounding areas.

Description

The property comprises a semi-detached period building arranged over lower ground, raised ground and two upper floors to provide eight self-contained studio flats.

Flats 2A & 2B are situated on the raised ground floor and share a communal entrance accessed from the main front steps along with flats 3A & 3B on the first floor and 4A & 4B on the second floor. Flats 1A & 1B occupy the entire lower ground floor and are both accessed directly from the side of the building and have their own front doors. All flats benefit from a door entry telephone system as well as gas fired boilers providing hot water and central heating. The kitchens also benefit from gas hobs. The building is fitted with a fire alarm system.

Externally, the property benefits from a communal rear garden.

Condition

The flats are all in typically average to good tenanted condition and have been periodically redecorated and refurbished when required for re-letting.







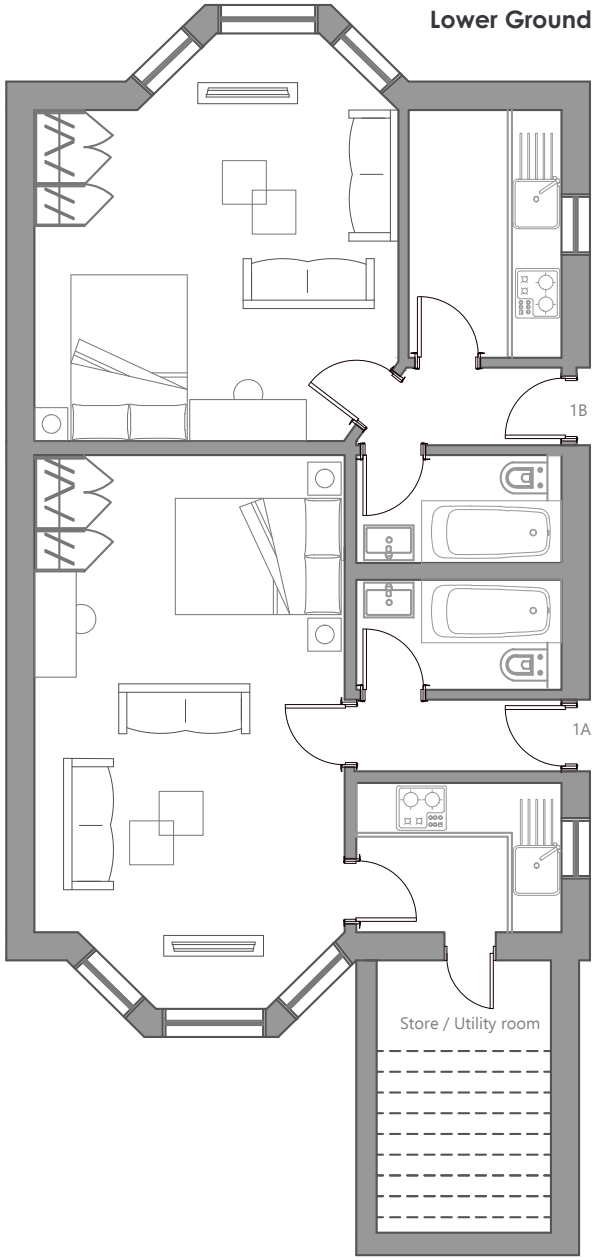




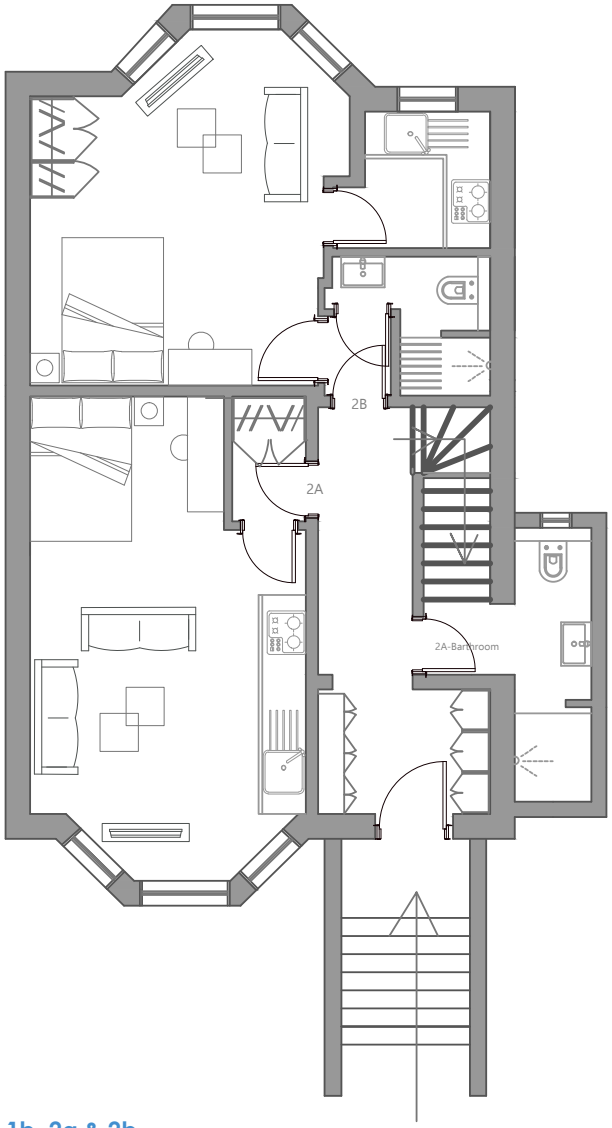


Floor Plans

Lower Ground

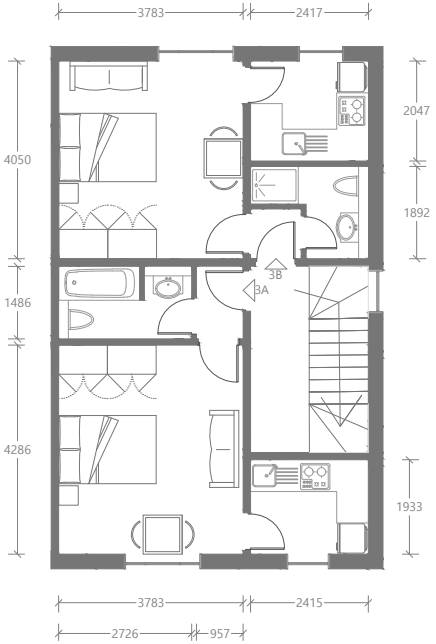


Upper Ground



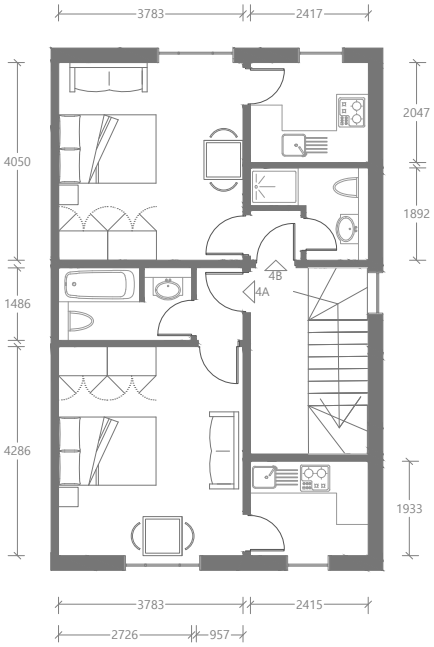
Flats 1a, 1b, 2a & 2b

First Floor



Flats 3a & 3b

Second Floor



Flats 4a & 4b

Tenancies and Current Rent Reserved

The property is fully let with each flat currently let subject to Assured Shorthold Tenancy agreements.

The total current rent reserved is £138,240 per annum.

Estimated Rental Value (ERV)

We are of the opinion that the Estimated Rental Value is in the region of £144,000 per annum.

Interested parties should make their own enquiries.

Accommodation and Tenancy Schedule

Flat No	Floor	Accommodation	Approx. Floor Area (GIA)*		Tenancy Type	Tenancy Details		Passing Rent		EPC
			Sqm	Sqft		Start Date	End Date	PCM	PA	
1A	Lower Ground	Studio room, kitchen, bathroom, Utility room	41.06	442	AST	09/06/2022	"08/11/2023 Under notice"	£1,400	£16,800	C
1B	Lower Ground	Studio room, kitchen, bathroom	31.00	334	AST	22/12/2014	Holding Over	£1,350	£16,200	C
2A	Raised Ground	Studio room (including kitchen area), shower room	30.74	331	AST	01/08/2024	31/07/2025	£1,470	£17,640	C
2B	Raised Ground	Studio room, kitchen, bathroom	27.40	295	AST	01/06/2022	30/11/2024	£1,400	£16,800	C
3A	First	Studio room, kitchen, bathroom	27.30	294	AST	18/11/2019	17/11/2024	£1,450	£17,400	C
3B	First	Studio room, kitchen, shower room	25.70	277	AST	31/08/2023	30/08/2025	£1,550	£18,600	C
4A	Second	Studio room, kitchen, bathroom	27.30	294	AST	14/09/2022	13/09/2025	£1,450	£17,400	D
4B	Second	Studio room, kitchen, shower room	25.70	277	AST	11/03/2022	10/03/2025	£1,450	£17,400	D
8 Flats			**236.2**	**2,542**				**£11,520**	**£138,240**	

*The floor areas provided are derived from the architect drawings and are indicative only. The purchaser should satisfy themselves as to the accuracy of these measurements. September 2024.





Managing Agents

The property has been let and managed by Atlas Property Lettings & Services Ltd on behalf of the vendor for over 20 years. Atlas is an Asset Management company with offices in Ealing and the West End, specialising in London real estate with over 25 years' experience, and manage over 500 residential properties, from studio flats to luxury family houses. Atlas would be delighted to continue with the ongoing letting and management of the property, subject to agreeing terms. https://www.atlasproperty.london

Additional Information

Further information can be found on the dataroom. For access please use the following link: **Windsor Road - Dataroom**.

- EPCs
- Electrical Certificates
- Fire Risk Assessment
- Sample AST
- Title Documents
- Floor Plans

EPCs

Available within the dataroom.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Information

We will be undertaking block viewings during the course of marketing. If you wish to internally inspect the property, please register your interest with our office and we will contact you to arrange an inspection.



PROPOSAL

Offers are invited in excess of **£1,700,000**, for the Freehold interest, subject to existing tenancies and subject to contract.

An acquistion at this level would reflect a **gross initial yield of 8.13%** based on the passing rent and a **gross reversionary yield of 8.47%** based on ERV.

CONTACT INFORMATION

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