

GREYCOAT STREET

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LOT 2, SW1P

A rare opportunity to acquire six individual units as an ongoing rental portfolio generating an income equating to a net yield of circa 4.25%.

Comprising a one bedroom apartment of 485 sq. ft, three 2 bedroom apartments, and two 3 bedroom apartments, including a penthouse of 1,280 sq. ft, these apartments have been consistently let since construction in 2016/2017.

The specification throughout is of a high standard, including kitchen appliances by Miele and Siemens, comfort cooling to key rooms and underfloor heating. Wooden floors are finished in a washed fine oak timber, and compliment a blend with 100% wool carpets in the bedrooms and Forma Tortora Italian ceramic tiling in the bathrooms. All the apartments continue to present in good order.

For information regarding the individual break down of rents please contact the agent but broadly the current gross income equates to circa £350,000pa.

Greycoat Street is in the heart of Westminster and is convenient for the array of restaurants, cafes, galleries, parks, concert halls, theatres, pubs, and markets, all with a notable history and culture and combining to make this a thriving and eclectic enclave of Central London.

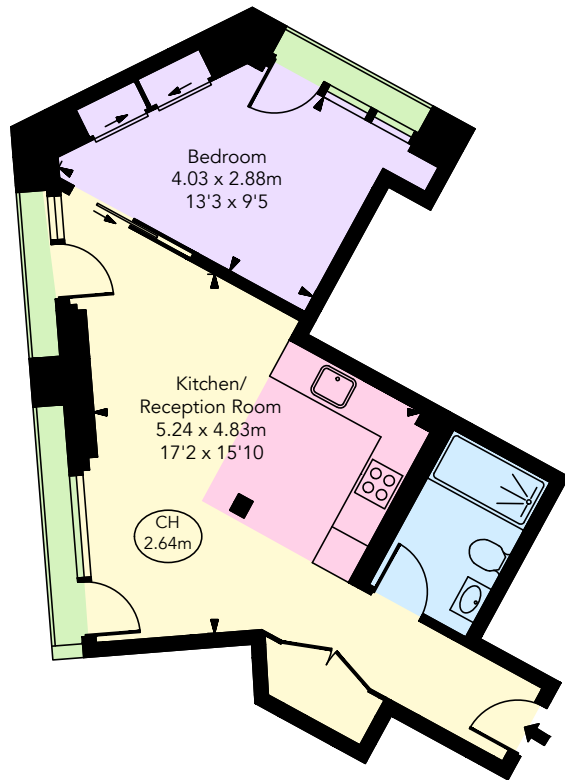
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|-------------------------|-------------------------------------|
| <b>Guide Price:</b>     | £6,500,000                          |
| <b>Tenure:</b>          | Leasehold                           |
| <b>Service Charge:</b>  | Equiv. £12/ft <sup>2</sup> per flat |
| <b>Ground Rent:</b>     | £999 pa per flat                    |
| <b>Local Authority:</b> | Westminster                         |
| <b>Council Tax:</b>     | Band G / F (flat specific)          |





Example photography from Flat 14



( CH = Ceiling Heights )

Ground Floor

## FLAT 2

GREYCOAT STREET, SW1W

### Approximate Internal Area

473 ft<sup>2</sup> / 43.91 m<sup>2</sup>

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59   D  | 64   D    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

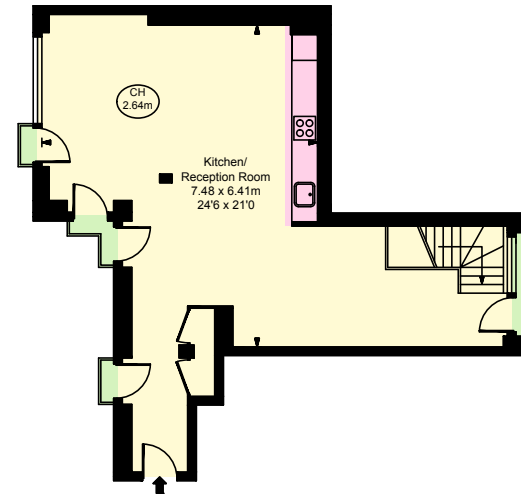
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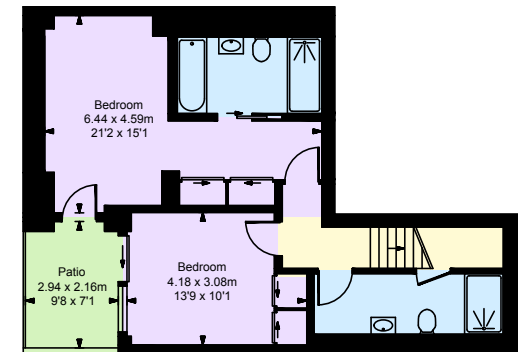
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( CH = Ceiling Heights )

Ground Floor  
Approximate Gross Internal Area  
58.62 sq m / 631 sq ft



Lower Ground Floor  
Approximate Gross Internal Area  
52.77 sq m / 568 sq ft

## FLAT 6

GREYCOAT STREET, SW1W

### Approximate Internal Area

1,199 ft<sup>2</sup> / 111.39 m<sup>2</sup>

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79   C  | 79   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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*Disclaimer: Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.*



**Tedworth Property**

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Second Floor

(CH = Ceiling Heights)

## FLAT 13

GREYCOAT STREET, SW1W

### Approximate Internal Area

736 ft<sup>2</sup> / 68.39 m<sup>2</sup>

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82   B  | 82   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

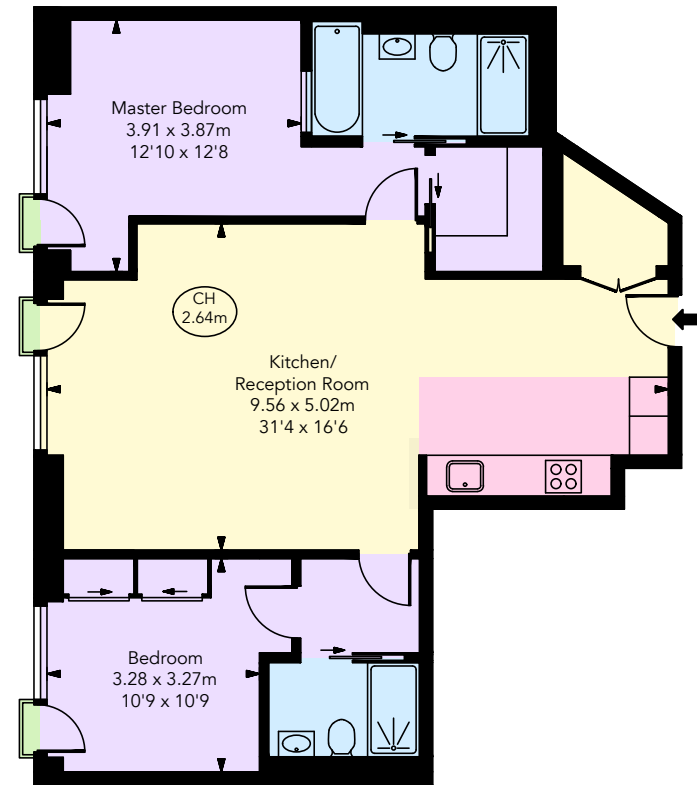
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Second Floor

(CH = Ceiling Heights)

## FLAT 14

GREYCOAT STREET, SW1W

### Approximate Internal Area

945 ft<sup>2</sup> / 87.75 m<sup>2</sup>

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84   B  | 84   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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The Property

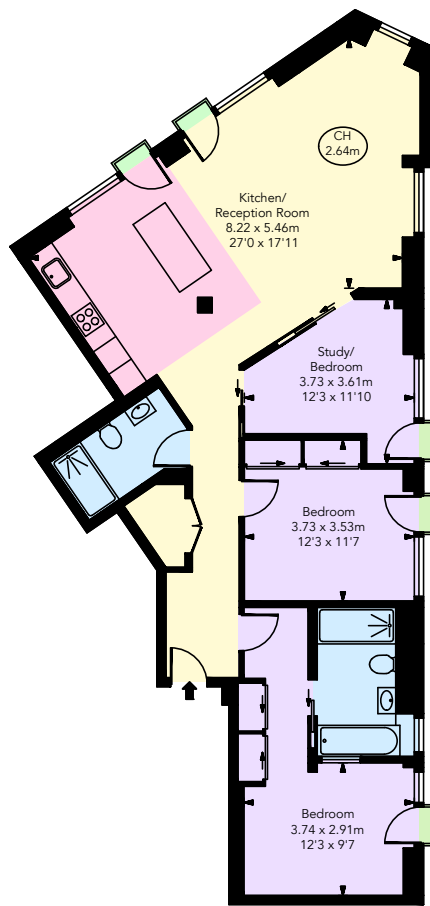
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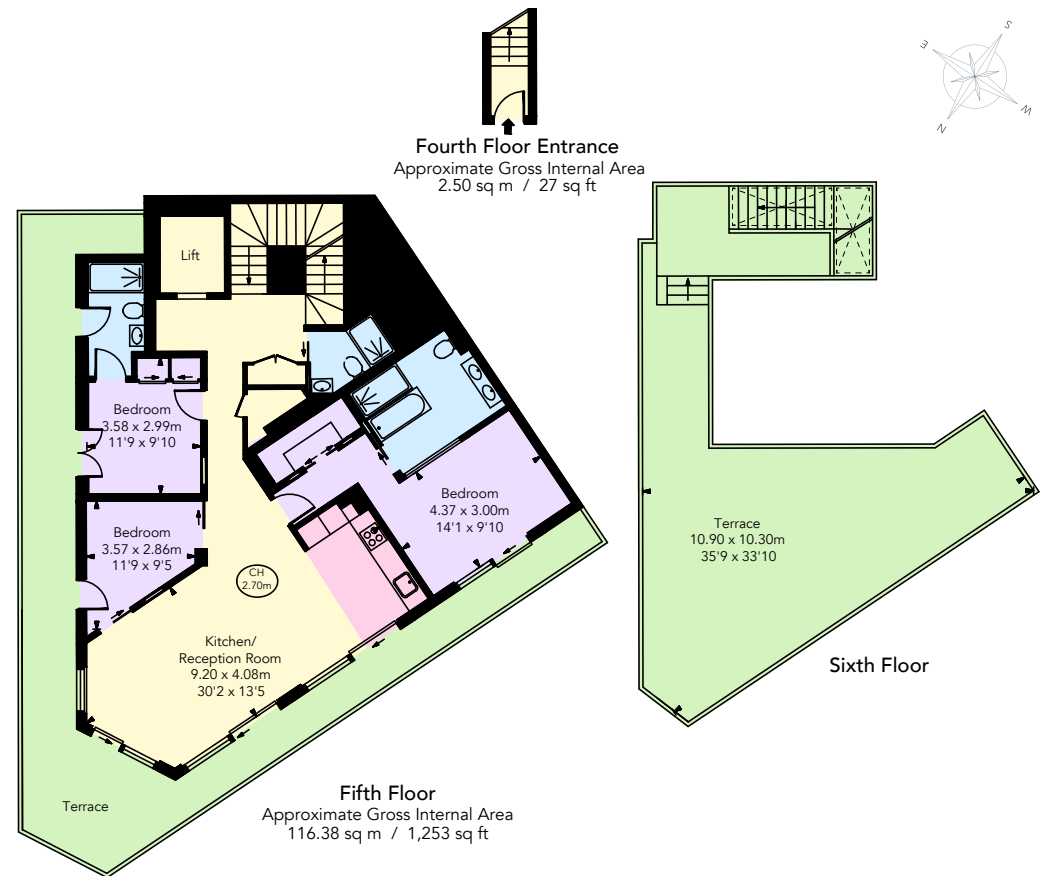
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Fourth Floor

( CH = Ceiling Heights )



Fifth Floor  
Approximate Gross Internal Area  
116.38 sq m / 1,253 sq ft

( CH = Ceiling Heights )

## FLAT 20

GREYCOAT STREET, SW1W

### Approximate Internal Area

1,113 ft<sup>2</sup> / 103.37 m<sup>2</sup>

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79   c  | 79   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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The Property Information

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## FLAT 23

GREYCOAT STREET, SW1W

### Approximate Internal Area

1,280 ft<sup>2</sup> / 118.88 m<sup>2</sup>  
(excl. lift)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77   c  | 77   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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