

GREYCOAT STREET

LOT 1, SW1P

A rare opportunity to acquire six individual units as an ongoing rental portfolio, generating an income equating to a net yield of circa 4.5%.

Comprising a one bedroom apartment of 505 sq. ft, three 2 bedroom apartments, and two 3 bedroom apartments, including a duplex penthouse of 2,068 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 £388,000 pa.

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.

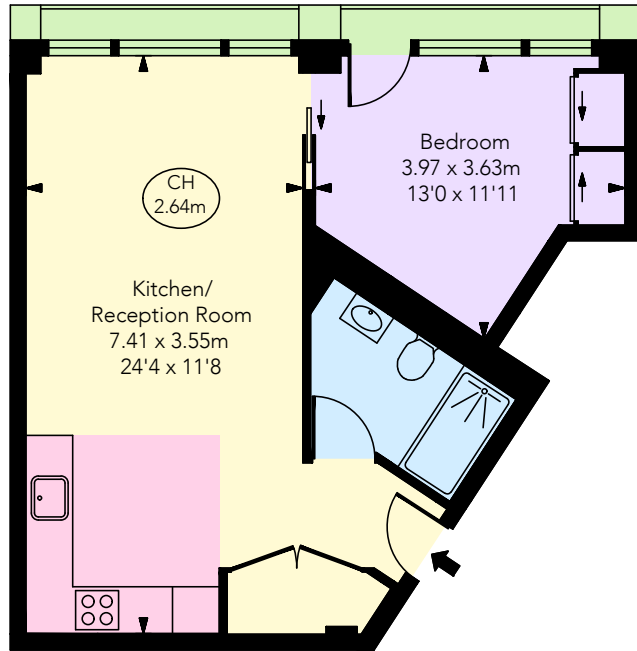
Guide Price:	£7,000,000
Tenure:	Leasehold
Service Charge:	Equiv. £12/ft ² per flat
Ground Rent:	£999 pa per flat
Local Authority:	Westminster
Council Tax:	Band G / F (flat specific)





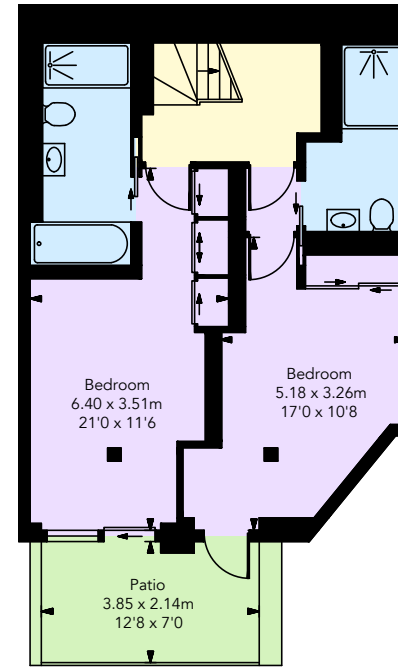
Example photography from Flat 4

(CH = Ceiling Heights)

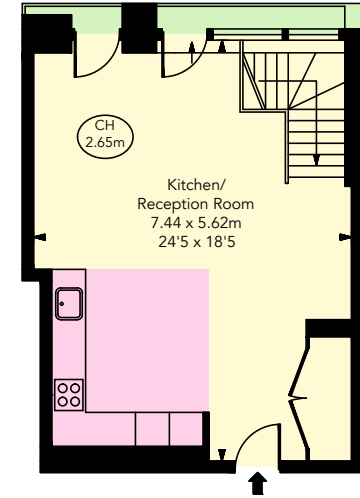


Ground Floor

(CH = Ceiling Heights)



Lower Ground Floor
Approximate Gross Internal Area
55.03 sq m / 592 sq ft



Ground Floor
Approximate Gross Internal Area
39.42 sq m / 424 sq ft

FLAT 3

GREYCOAT STREET, SW1W

Approximate Internal Area

499 ft² / 46.33 m²

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove

OnTheMarket

ZOOPLA

The Property

LANDROVER

FLAT 4

GREYCOAT STREET, SW1W

Approximate Internal Area

1,017 ft² / 94.45 m²

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	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove

OnTheMarket

ZOOPLA

The Property

LANDROVER

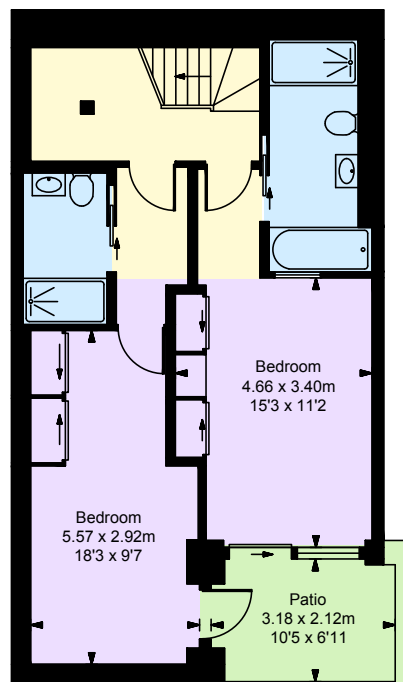
Disclaimer: Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and 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.



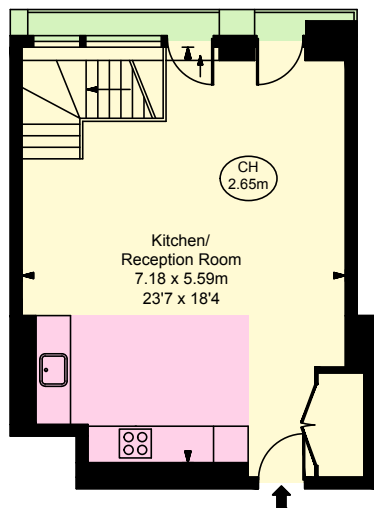
Tedworth Property

121 Sloane Street, London, SW1X 9BW
+44 (0) 20 7352 0535 | hello@tedworth.co.uk
www.tedworth.co.uk

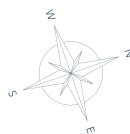
(CH = Ceiling Heights)



Lower Ground Floor
Approximate Gross Internal Area
57.17 sq m / 615 sq ft



Ground Floor
Approximate Gross Internal Area
39.63 sq m / 427 sq ft



FLAT 5

GREYCOAT STREET, SW1W

Approximate Internal Area
1,042 ft² / 96.80 m²

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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove OnTheMarket ZOOPLA The Property Exchange

FLAT 17

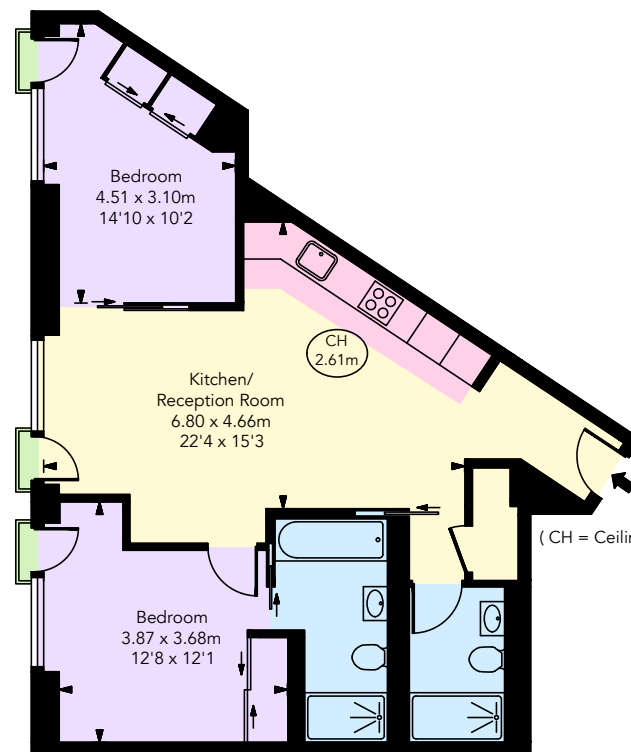
GREYCOAT STREET, SW1W

Approximate Internal Area
738 ft² / 68.55 m²

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.

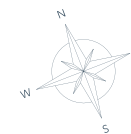
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove OnTheMarket ZOOPLA The Property Exchange



Third Floor

(CH = Ceiling Heights)

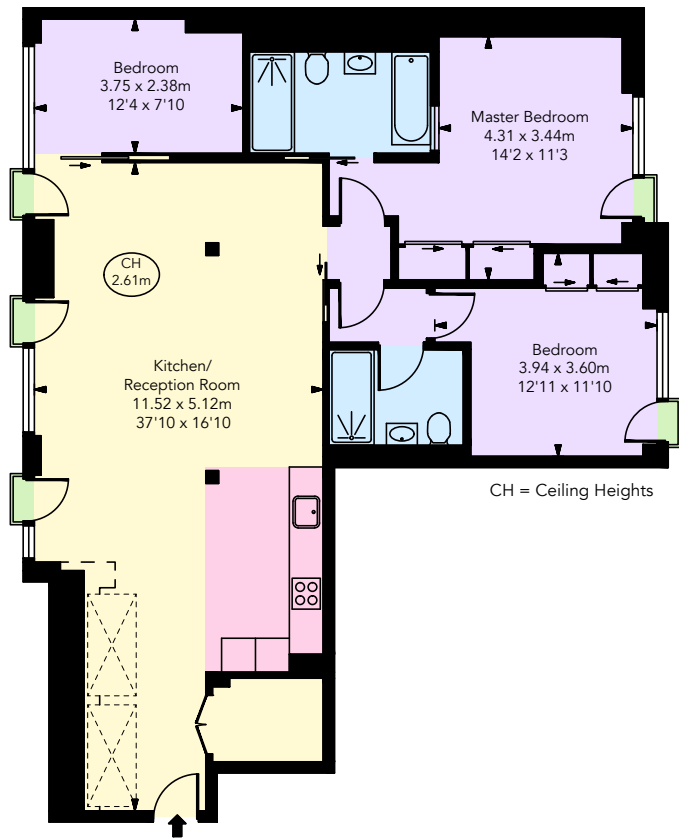


Disclaimer: Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and 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.



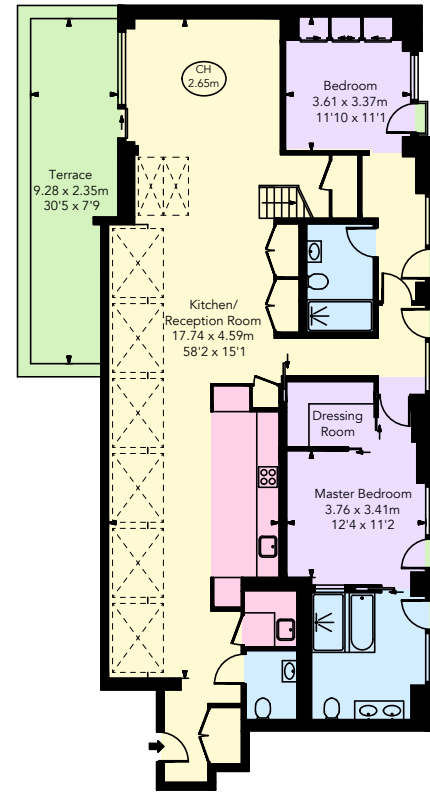
Tedworth Property

121 Sloane Street, London, SW1X 9BW
+44 (0) 20 7352 0535 | hello@tedworth.co.uk
www.tedworth.co.uk

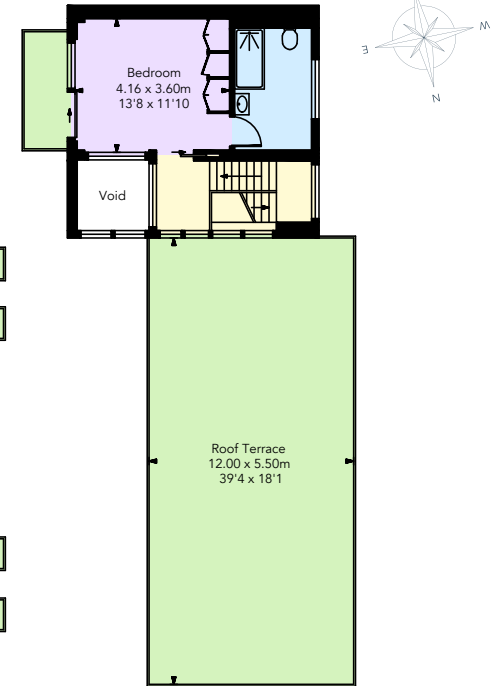


CH = Ceiling Heights

Third Floor



Fifth Floor
Approximate Gross Internal Area
155.82 sq m / 1,677 sq ft



Sixth Floor
Approximate Gross Internal Area
31.00 sq m / 334 sq ft

FLAT 19

GREYCOAT STREET, SW1W

Approximate Internal Area

1,149 ft² / 106.78 m²
incl. reduced ceiling height under 1.5m

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	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove

OnTheMarket

ZOOPLA

The Property Information

LANDROVER

FLAT 22

GREYCOAT STREET, SW1W

Approximate Internal Area

2,011 ft² / 186.82 m²
incl. reduced ceiling height under 1.5m

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	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove

OnTheMarket

ZOOPLA

The Property Information

LANDROVER

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

121 Sloane Street, London, SW1X 9BW
+44 (0) 20 7352 0535 | hello@tedworth.co.uk
www.tedworth.co.uk