



Coverdale Road, W12

£1,300,000 Share of Freehold

An exciting investment opportunity to purchase three flats within an attractive four storey Victorian house arranged as four flats (the top floor unit has been sold on a long lease) and offered at discount of 11 % below the total estimated individual value of the flats.

3 self-contained residential units | 1 Two Bedroom Garden Apartment 667 Sq Ft / 62 Sq M | 1 Two Bedroom Raised Ground Floor Apartment 596 Sq Ft / 55.4 Sq M | 1 Two Bedroom First Floor Apartment 589 Sq Ft / 54.7 Sq M

Winkworth



LOCATION

Coverdale Road is an attractive residential street which runs south from Uxbridge Road and is one of the area's most sought after locations.. Moments from Shepherd's Bush Green, Westfield London shopping centre, an abundance of independent shops, restaurants and an internationally famous music venue, as well as outstanding transport links. Shepherd's Bush Market Underground station is within 2-3 minutes' walk, with Shepherd's Bush also within easy reach, offering both Central line and London Overground services.

Shepherds Bush is often cited as one of the most under-valued pieces in Prime Central London, with significant upsides anticipated by virtue of its striking period architecture, high levels of footfall and close proximity to significantly more valuable residential districts such as Kensington and Holland Park. In addition, the immediate area itself benefits from a superb variety of retail destinations – both independent and national – with an eclectic mix of established restaurants and bars, as well as the landmark Westfield Shopping Centre all located within walking distance. Shepherds Bush itself boasts the active Green, Dorset Hotel chain and an accessibility across London via public transport that is almost unrivalled. For overseas travel, Heathrow is conveniently located along the A4 with good access from this particular district.

DESCRIPTION

We are delighted to offer this exciting investment opportunity of an attractive four storey Victorian house arranged as four flats. The Raised ground floor flat was completely refurbished including new wiring, plumbing and windows to a high standard in 2019. The three self-contained residential units represent the ideal rental investment mix for the area, with 3 x 2 bedroom apartments. The lower ground floor unit offers potential for improvement and planning permission was granted in 2020 (now expired) to extend the property into the garden. The performance of this investment is most highly rated with the managing agent reporting minimal void periods and the Gross Rental Income at £73,488 per annum representing a Gross Initial Yield of 6.12%. Current rental valuations indicate a gross rent income of £80,328 offering a potential a gross yield of 6.69%.





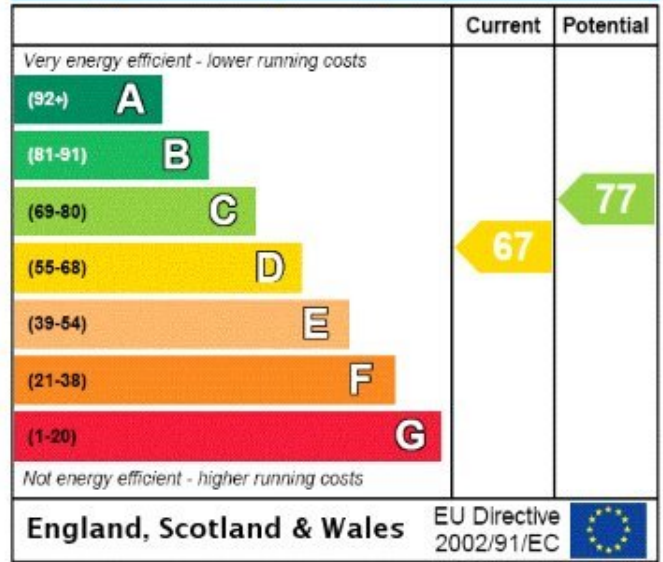
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold.

PRICE: £1,300,000 Share of Freehold

RGF, Coverdale Road, W12

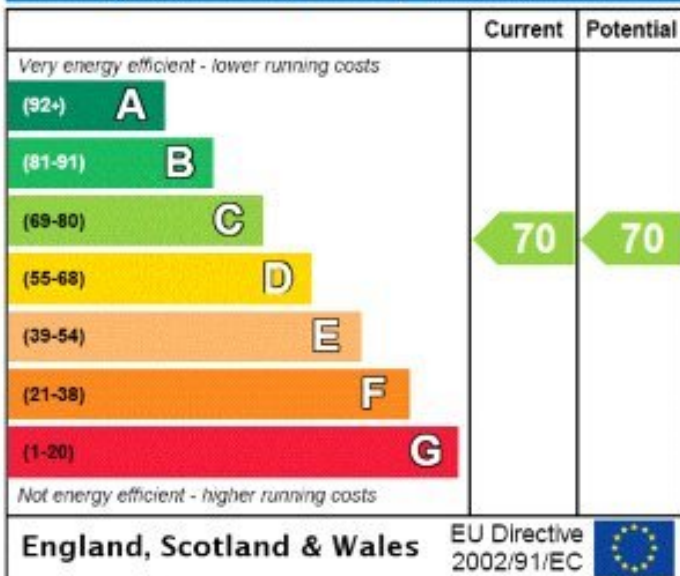
Energy Efficiency Rating



Property Address	Bedrooms	Bathrooms	Square Foot	Outside Space	Current Rent pcm	Market Rent pcm	EPC rating	Band
18 Coverdale Road W12 8JL								
Lower Ground	2	1	667	Garden	£1,846	£2,058	70	C
Raised Ground	2	1	596	No	£2,071	£2,383	67	D
First Floor	2	1	589	No	£2,197	£2,253	62	D
Total	6	3	1,852		£6,114	£6,694		

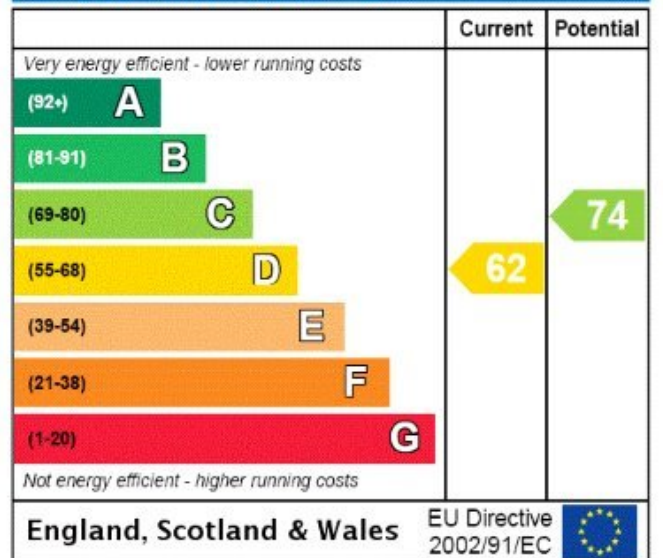
LGF, Coverdale Road, W12

Energy Efficiency Rating



FFF, Coverdale Road, W12

Energy Efficiency Rating



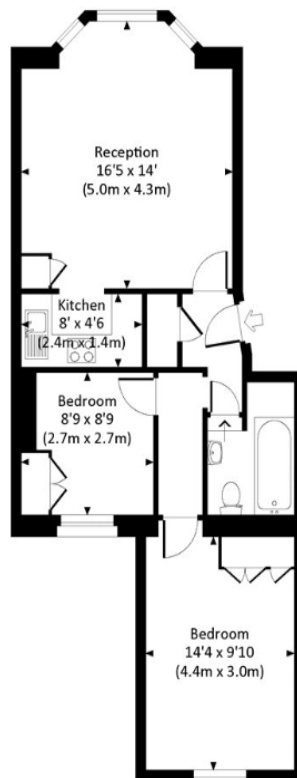


LOWER GROUND FLOOR
GROSS INTERNAL FLOOR AREA 667 SQ.FT

APPROX. GROSS INTERNAL FLOOR AREA 667 SQ.FT / 62 SQ.M
 Ref: WWSBL Copyright [photoplan.co.uk](http://www.photoplan.co.uk)
 Floor plans are for identification and guideline purposes only, not to scale, compliant with RICS code of measuring practice.

COVERDALE ROAD, W12

Approx. gross internal area
596 Sq Ft. / 55.4 Sq M.

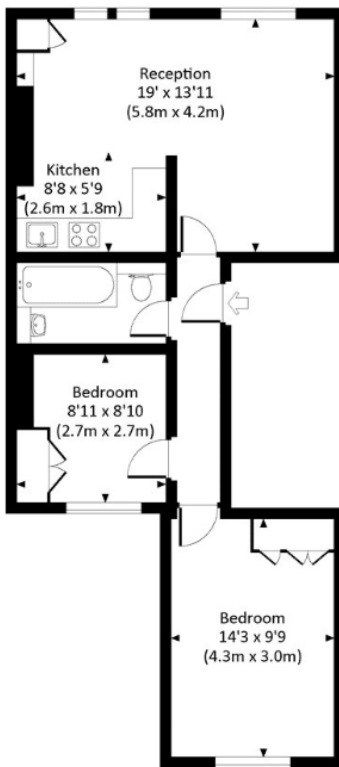


RAISED GROUND FLOOR

All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Drawing Areas Designated shall not be liable for any reliance on these measurements. © 2015 www.drawingareas.com 020 7100 9933

COVERDALE ROAD, W12

Approx. gross internal area
589 Sq Ft. / 54.7 Sq M.



FIRST FLOOR

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The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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