



Loftus Road, London, W12

£1,750,000 Freehold

We are delighted to offer this exciting investment opportunity of an attractive four storey Victorian house arranged as four flats, offered at discount of 11 % below the total individual value of the flats.

4 self-contained residential units | 2 Two Bedroom Apartments 598 Sq Ft / 55.6 Sq M & 487 Sq Ft / 45.2 Sq M | 1 Three Bedroom Apartment 973 Sq Ft / 90.4 Sq M | 1 One Bedroom Apartment 525 Sq Ft / 48.8 Sq M

Winkworth



LOCATION

Loftus Road is an attractive wide street lined by mature trees making it one of the most attractive roads in the area with a number of tube stations under 10 minute walk. 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.

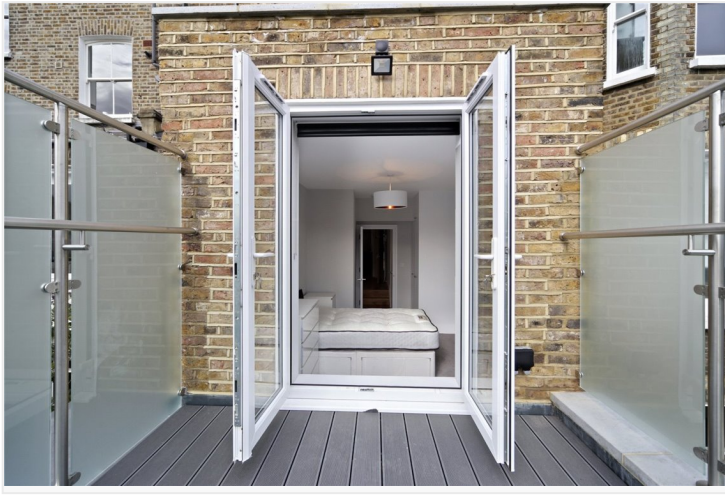
DESCRIPTION

We are delighted to offer this exciting investment opportunity of an attractive four storey Victorian house arranged as four flats. The property was subjected to a complete refurbishment, extended and upgraded in 2017, delivering the existing four self-contained residential apartments that all comply with the latest building standards.

The four self-contained residential units represent the ideal rental investment mix for the area, with 2 x 2 bedroom apartments, 1 x 3 bedroom and 1 x one bedroom; three of the apartments benefit from private outside space, be it a terrace or garden. The performance of this investment is most highly rated with the managing agent reporting minimal void periods and the Gross Rental Income at £116,000 per annum representing a Gross Initial Yield of 6.62%. Current rental valuations indicate a gross rent income of £118,352, offering a potential a gross yield of 6.76%.

The property has been under the same ownership for the past 31 years and now offers a rare opportunity to buy 4 flats in one building in this letting hot spot corner of west London.





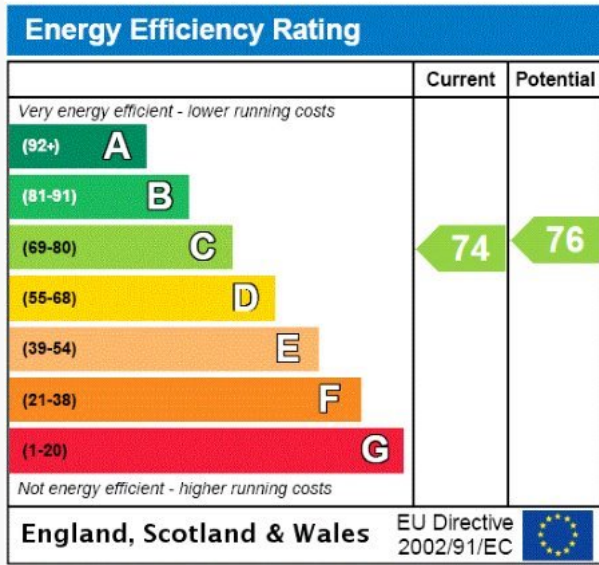
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Freehold.

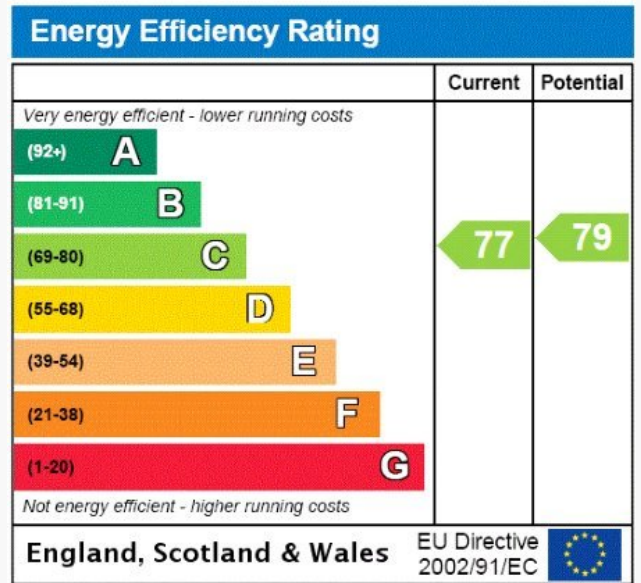
PRICE: £1,750,000 Freehold

Property Address	Bedrooms	Bathrooms	Square Foot	Outside Space	Current Rent pcm	Market Rent pcm	EPC Rating	Band
54 Loftus Road W12 7EN								
Lower Ground	3	2	973	Garden	£3,401	£3,402	74	C
Raised Ground	2	1	598	Terrace	£2,271	£2,301	77	C
First Floor	2	1	487	No	£2,301	£2,301	77	C
Top Floor	1	1	525	Roof Terrace	£1,703	£1,863	79	C
Total	8	5	2,583				£2,276	

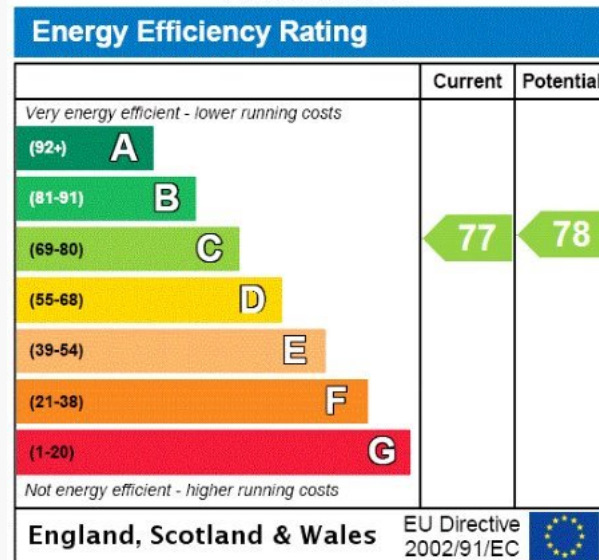
LGF, Loftus Road, W12



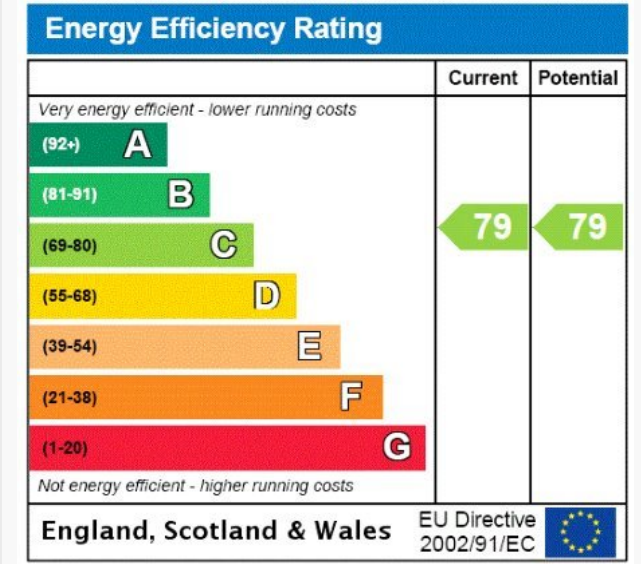
FFF, Loftus Road, W12



RGF, Loftus Road, W12



TFF, Loftus Road, W12



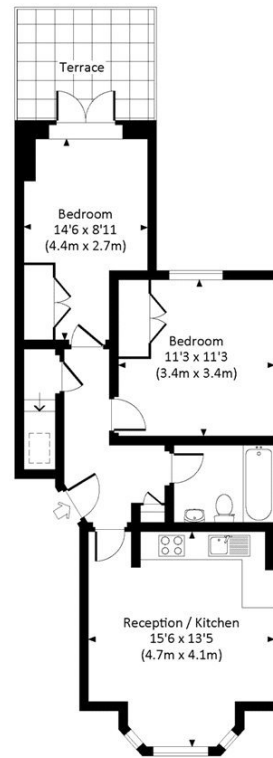
LOFTUS ROAD, W12
Approx. gross internal area
973 Sq Ft. / 90.4 Sq M.



LOWER 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, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

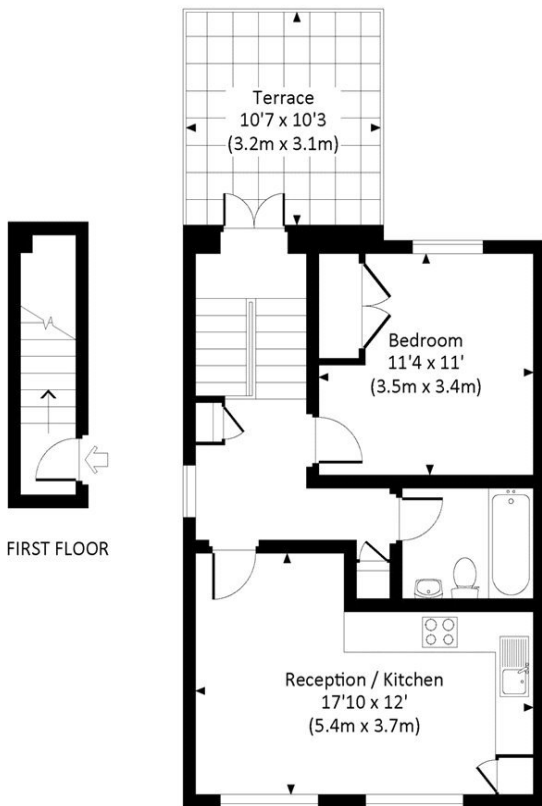
LOFTUS ROAD, W12
Approx. gross internal area
598 Sq Ft. / 55.6 Sq M.



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, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

LOFTUS ROAD, W12
Approx. gross internal area
525 Sq Ft. / 48.8 Sq M.

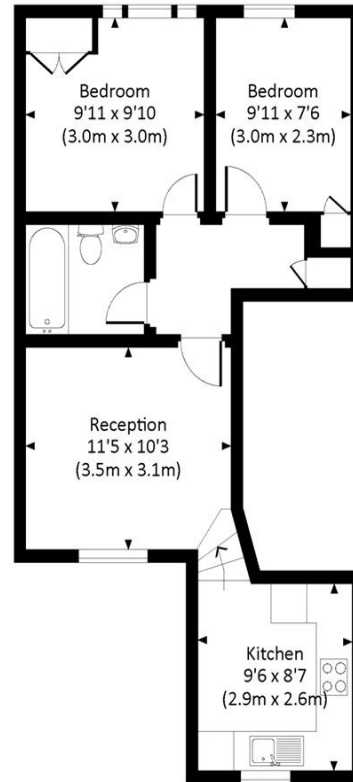


FIRST FLOOR

SECOND 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, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

LOFTUS ROAD, W12
Approx. gross internal area
487 Sq Ft. / 45.2 Sq M.



FIRST 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, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

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.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Winkworth

for every step...