

**11/12 THE GREEN, EALING, LONDON W5 5DA**

DISCOUNTED PRIME RESIDENTIAL INVESTMENT OPPORTUNITY FOR 9 APARTMENTS

**ENTER**



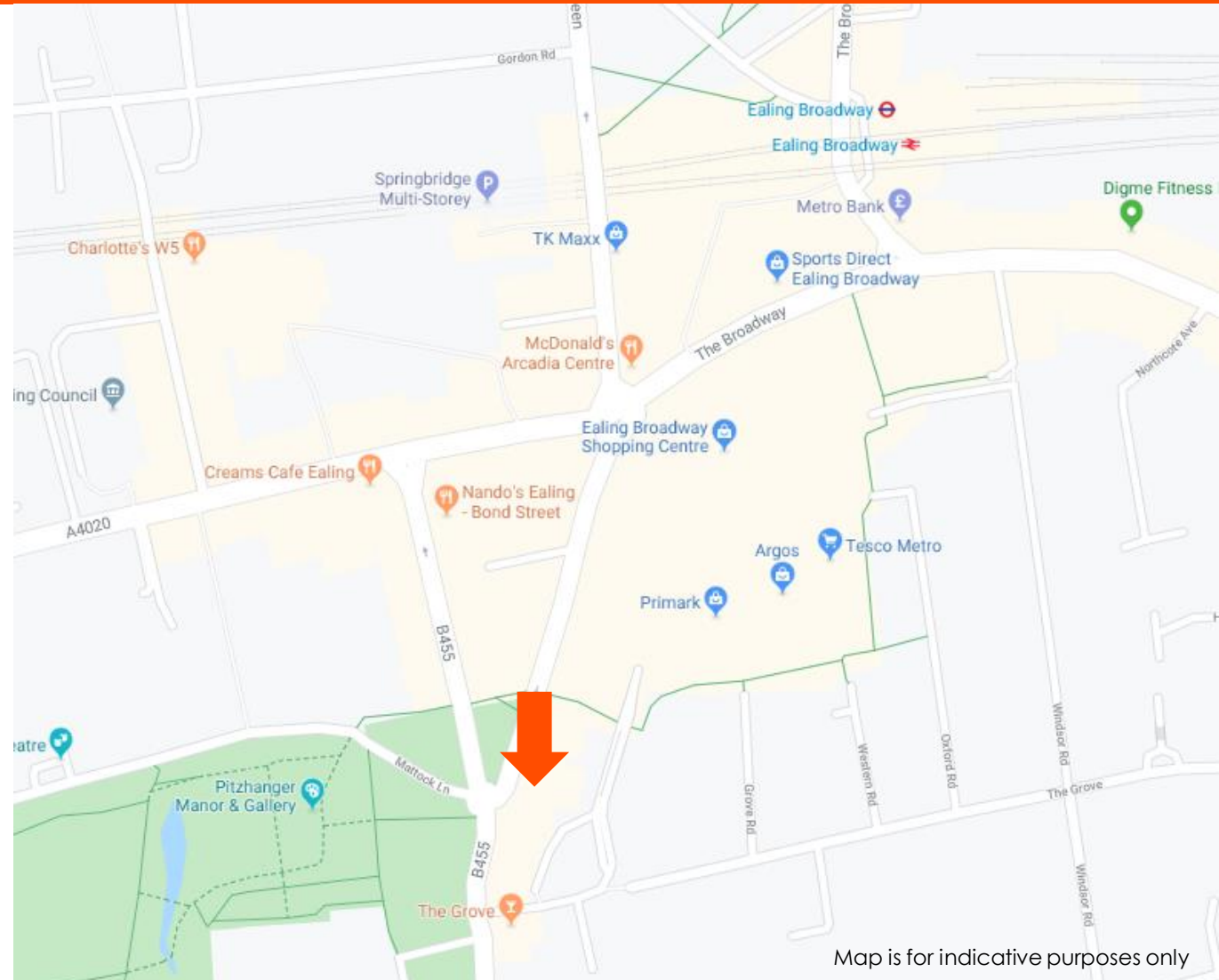
## EXECUTIVE SUMMARY

- A prime residential investment/ break up opportunity for 9 apartments in the heart of Ealing offering a **discount of over 25%** against a red book valuation
- The property occupies a prominent position on The Green, within a 9 minute walk from Ealing Broadway Railway Station. Ealing is benefiting from major improvements and capital appreciation as a result of Crossrail and gentrification in the area. It is also located in an established leisure destination
- 1 x studio, 4 x 1 beds & 4 x 2 beds extending to a total area of approximately 5,108sqft NSA
- Current passing rent: £85,656 per annum
- 4 of the units are currently vacant
- ERV: £151,436 per annum
- Retail unit sold off on a 999 year lease
- Freehold
- The purchase price offers a **discount of over 25%** against a red book valuation
- **Offers in excess of: £3,000,000 subject to the existing tenancies (purchasing at a low capital value of £587psf)**



## LOCATION

- The property occupies a prominent position on the Green and is approximately 9 minutes' walk from Ealing Broadway Railway Station, providing regular services to London Paddington within 10 minutes, as well as serving both the District and Central Lines.
- Ealing Broadway is set to benefit from major improvements as a result of the opening of the Elizabeth Line (Crossrail). As a result of the ongoing regeneration and investment in the area, Ealing is set to benefit from **significant capital appreciation** with young professionals and families continuously being drawn to the area.
- The Green is an attractive extension to the High Street and within an established leisure destination, comprising a number of occupiers, including Cote, Wagamama and Carluccio's.
- The recent addition of Dickins Yard (retail destination) and the modernisation of the Broadway Shopping Centre are creating exciting new destinations in the area, resulting in the area becoming established as a prime location.
- Ealing is one of London's greenest boroughs, offering a range of open spaces and parks.



Map is for indicative purposes only

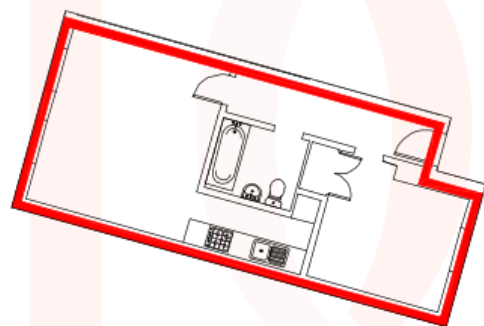


## DESCRIPTION

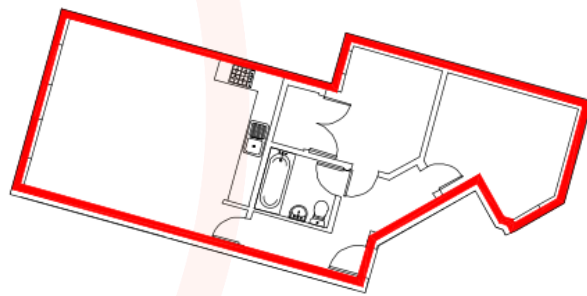
- 11/12 The Green were substantially redeveloped in 2007 to provide nine modern apartments. Flats A to E, arranged across first to third floors, are accessed via a self-contained entrance onto The Green and flats F to I, arranged across lower ground, ground and two upper floors are approached from the service road at the rear.
- The rear lower ground floor apartment incorporates its own self-contained entrance and each apartment is fitted with a modern kitchen including an integral oven and hob, individual thermostat controlled central heating and water, spotlights and a modern fitted bathroom.
- The retail unit (Starbucks) arranged across part of the ground floor has been sold off on a 999 year lease and is not included in the disposal.
- The 9 apartments comprise 1 x studio, 4 x 1 beds & 4 x 2 beds extending to a total area of approximately 5,108sqft NSA.
- The property has a current passing rent of £85,656 per annum. 4 of the units are currently vacant.
- We have been advised that the 9 apartments have an ERV of approximately £151,436 per annum.



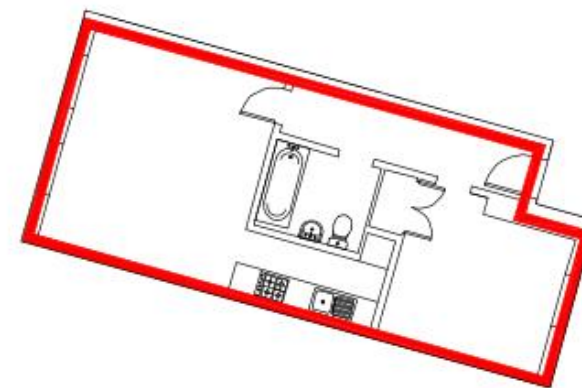
## PLANS



Flat A



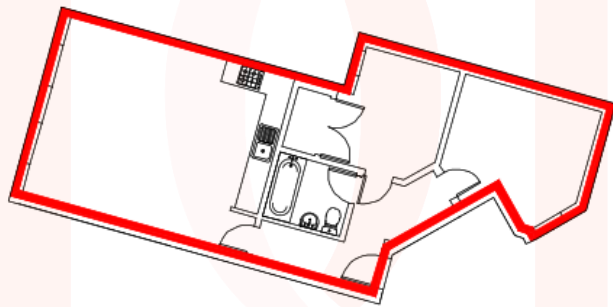
Flat B



Flat C

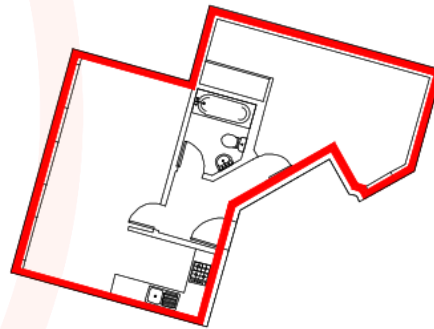
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## PLANS



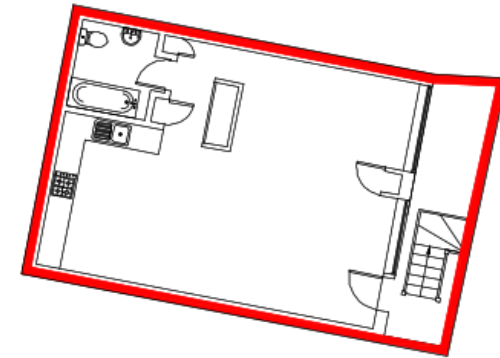
SECOND FLOOR  
1:100

Flat D



THIRD FLOOR  
1:100

Flat E

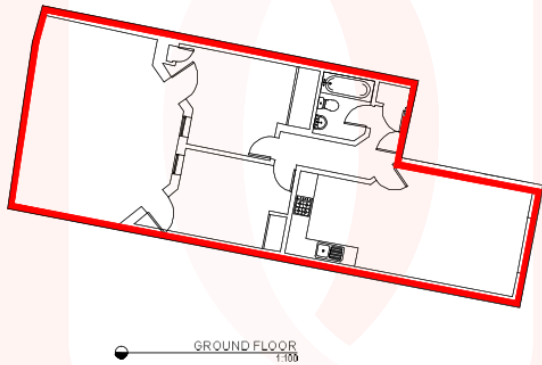


LOWER GROUND FLOOR  
1:100

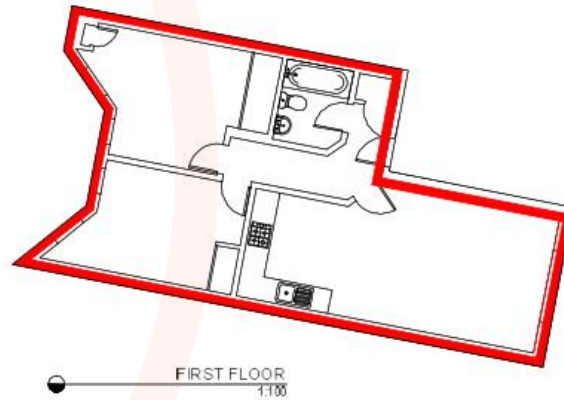
Flat F

Not to scale

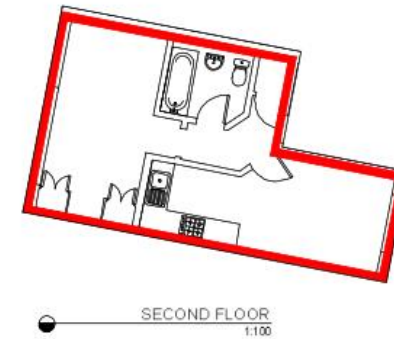
## PLANS



Flat G



Flat H



Flat I

Not to scale

### 11/12 The Green, Ealing - Schedule of Accommodation

Units	Bedrooms	sqm	sqft	Comments
Apartment A	1 bed	45.3	488	
Apartment B	2 bed	61.6	663	
Apartment C	1 bed	45.3	488	
Apartment D	2 bed	61.6	663	
Apartment E	1 bed	50.9	548	
Apartment F	Studio	51.2	552	Terrace
Apartment G	2 bed	60.7	653	Terrace
Apartment H	2 bed	60.7	653	
Apartment I	1 bed	37.2	400	
		<b>474.5</b>	<b>5,108</b>	



Unit	Start Date	End Date	Passing rent pa	ERV pa
Apartment A	09/10/2019	08/10/2020	£15,900	£15,900
Apartment B	Vacant			£17,940
Apartment C	31/10/2019	30/10/2020	£16,536	£16,536
Apartment D	16/11/2019	15/11/2020	£18,876	£18,876
Apartment E	Vacant			£15,600
Apartment F	Vacant			£15,600
Apartment G	14/05/2016	11/05/2020	£18,744	£18,744
Apartment H	Vacant			£16,640
Apartment I	11/05/2012	06/05/2020	£15,600	£15,600
			<b>£85,656</b>	<b>£151,436</b>



## TERMS

- **TENURE:** Freehold
- **ASKING PRICE:** Offers in Excess of £3,000,000 subject to the existing tenancies - (purchasing at a low capital value of £587psf)
- **METHOD OF SALE:** The property will be sold by way of private treaty
- **DATA ROOM:** Available upon request.

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