



Black Brick
Finding perfect properties

3-5 Westbourne Gardens, Bayswater, W2 5NR
A rare grand stucco fronted period freehold investment opportunity

Asking Price £11,000,000

3-5 Westbourne Gardens,
Bayswater, W2 5NR

Investment Summary

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Investment Summary

- An attractive period residential investment block comprising 8 self-contained residential apartments
- The asset comprises of 4 x 3 bedroom, 4 x two bedroom across lower ground, ground and 4 upper floors
- The property comprises 7,651 sq. ft / 711.41 sq. m of residential accommodation (GIA of the residential flats combined, excluding common parts)
- GIA of the entire building is circa 9000 sq. ft / 836 sq. m
- The property benefits from an internal lift to all floors
- Excellent transport links, with Royal Oak, Queensway, Bayswater and Paddington all within a 0.5 mile radius.
- Total passing rent of £266,135.84
- Freehold
- Property is owned in an SPV as a single asset.

*Due to Covid, rent reductions have been agreed with some of the tenants. The rental income without discounts should be £287,299 per annum. Opportunity to enhance rents further through refurbishment.



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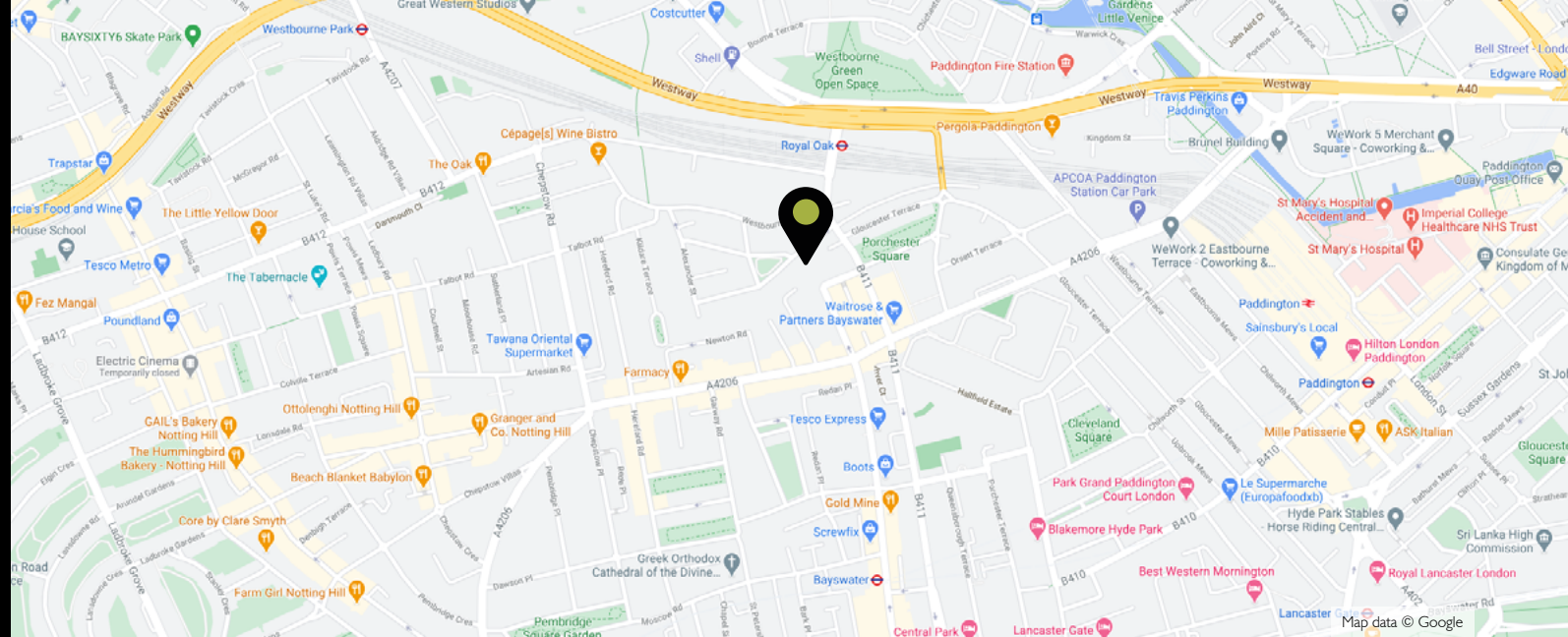
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Location

The Property is located in Bayswater, in west London. Bayswater falls within the administrative boundaries of the City of Westminster and borders Notting Hill to the west, Paddington to the east, the A40 (Westway) to the north and Queensway to the south.

Local road connections are good, with good vehicular access available to the wider Greater London area and the national motorway network. A principal east-west vehicular route across the capital is provided by the A40 (Westway), which becomes Euston Road (A501) to the west and merges with the M40 to the west. This is accessible within approximately 0.25 miles of the property. North to south routes in the vicinity include the A5 (Edgware Road), which provides access to the wider West End as well as the M1 to its northern most extension, and is accessible within circa 1 mile to the east of the Property.

The nearest underground stations are Royal Oak (Hammersmith & City Line, Zone 2), which is approximately 250 yards to

the north, Bayswater (District & Circle Lines) and Queensway (Central Line), both provide access to Zone 1 underground connections and are accessible within approximately 0.5 miles to the south. The nearest mainline rail station is approximately 0.5 miles to the east, at Paddington, providing access to Hammersmith & City, District & Circle Line Underground services as well as comprehensive mainline rail services to the West Country and the Midlands. There is also a comprehensive bus network connecting the local area with most neighbouring districts of central London.

Bayswater is currently benefitting from significant investment and regeneration, including the £1 billion re-development of Whitley's shopping centre by Foster and Partners, into The Whitley London, a new luxury residential and retail development and the UK's first Six Senses Hotel and Spa, and Park Modern, a new luxury development of 54 apartments by Fenton Whelan where prices being achieved range between £3000 and £5000 per sq. foot. Paddington is also on the new Crossrail line.

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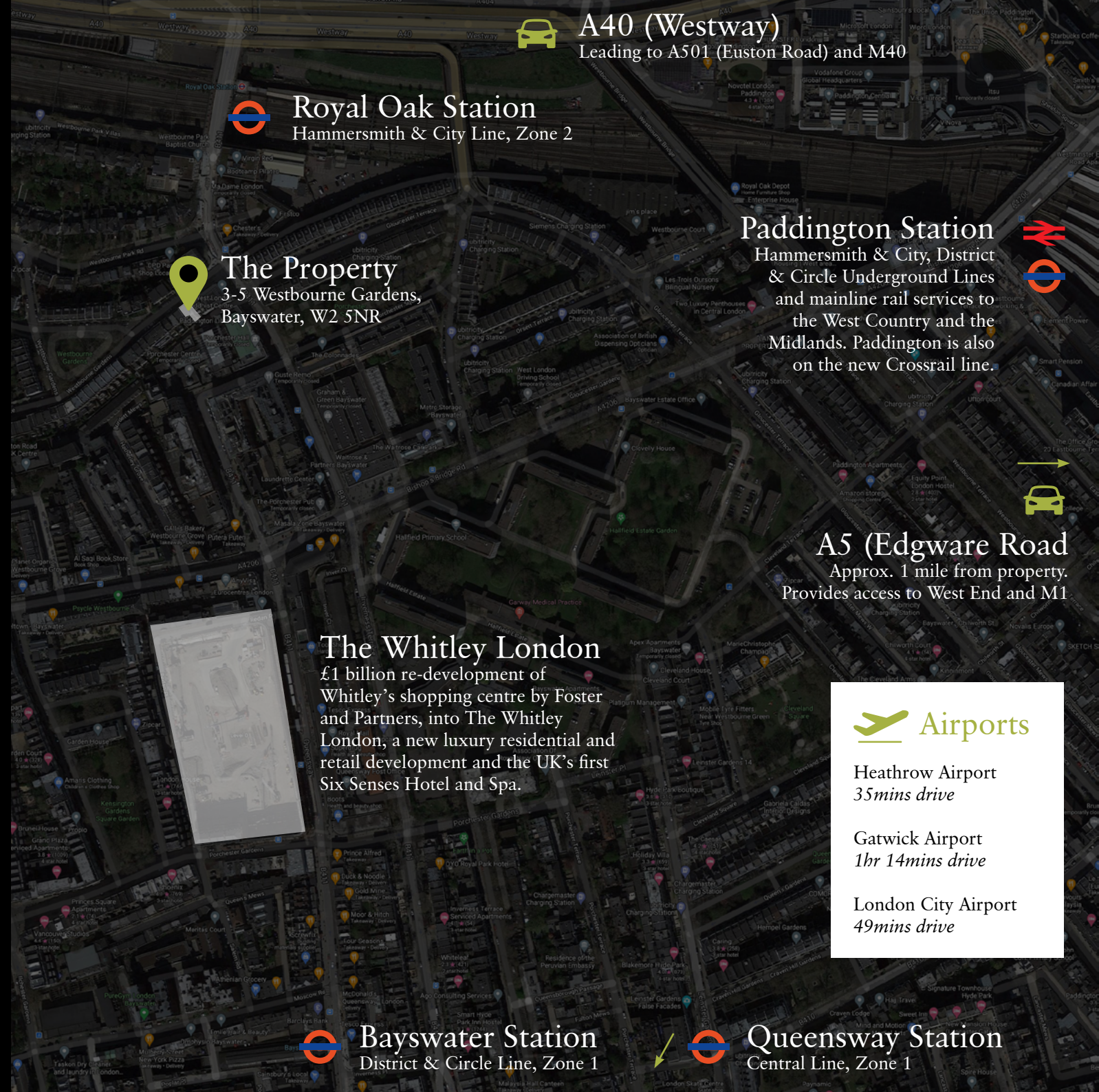
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Royal Oak Station
Hammersmith & City Line, Zone 2



The Property
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A40 (Westway)
Leading to A501 (Euston Road) and M40



Paddington Station
Hammersmith & City, District
& Circle Underground Lines
and mainline rail services to
the West Country and the
Midlands. Paddington is also
on the new Crossrail line.



A5 (Edgware Road)
Approx. 1 mile from property.
Provides access to West End and M1

The Whitley London
£1 billion re-development of
Whitley's shopping centre by Foster
and Partners, into The Whitley
London, a new luxury residential and
retail development and the UK's first
Six Senses Hotel and Spa.



Airports

Heathrow Airport
35mins drive

Gatwick Airport
1hr 14mins drive

London City Airport
49mins drive



Bayswater Station
District & Circle Line, Zone 1



Queensway Station
Central Line, Zone 1

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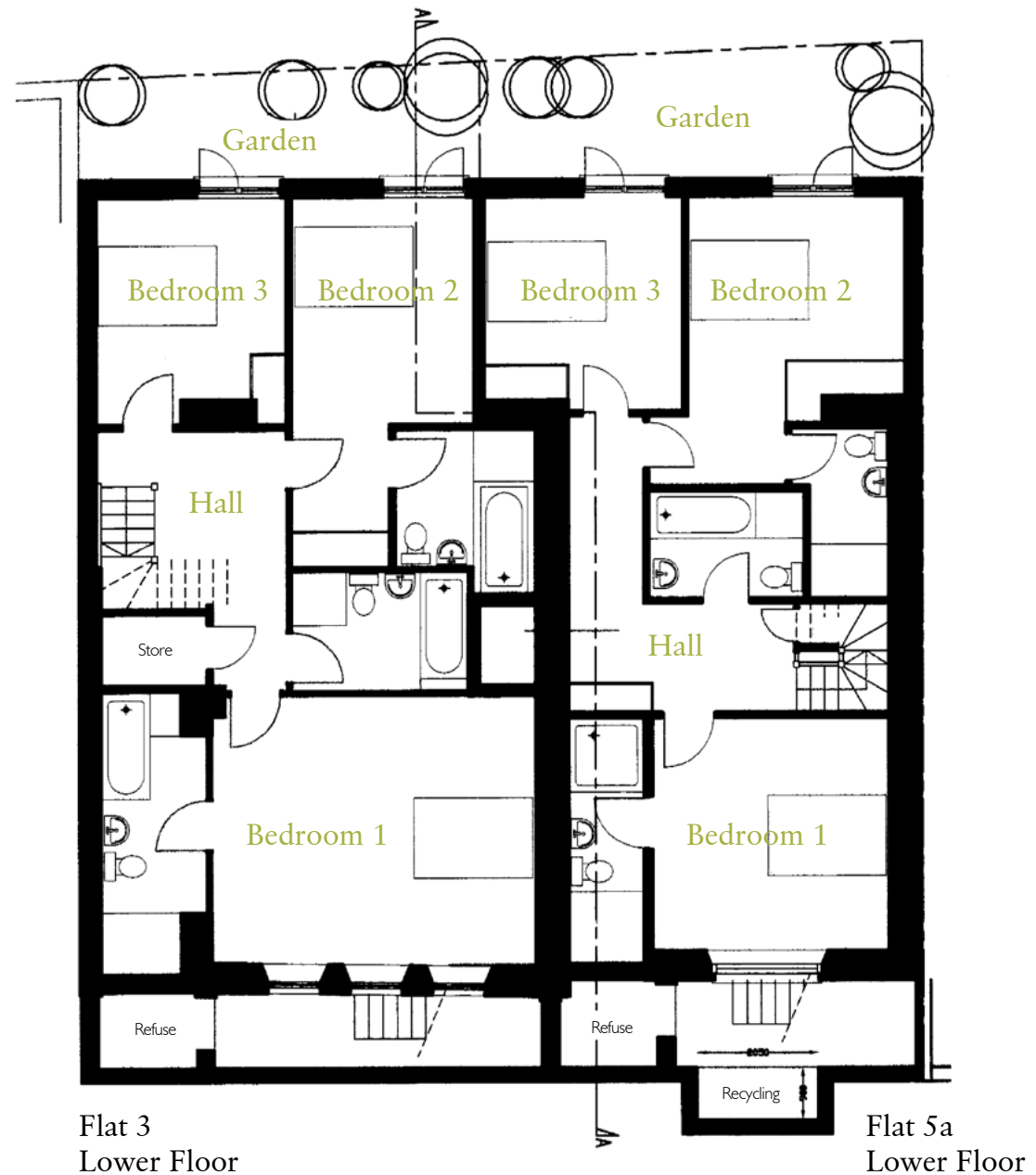
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Lower Ground Two x 3 Bedroom Split-Level Flats

Floorplan undertaken by Robert Savage & Associates in 2007 and may not accurately represent the current layout.



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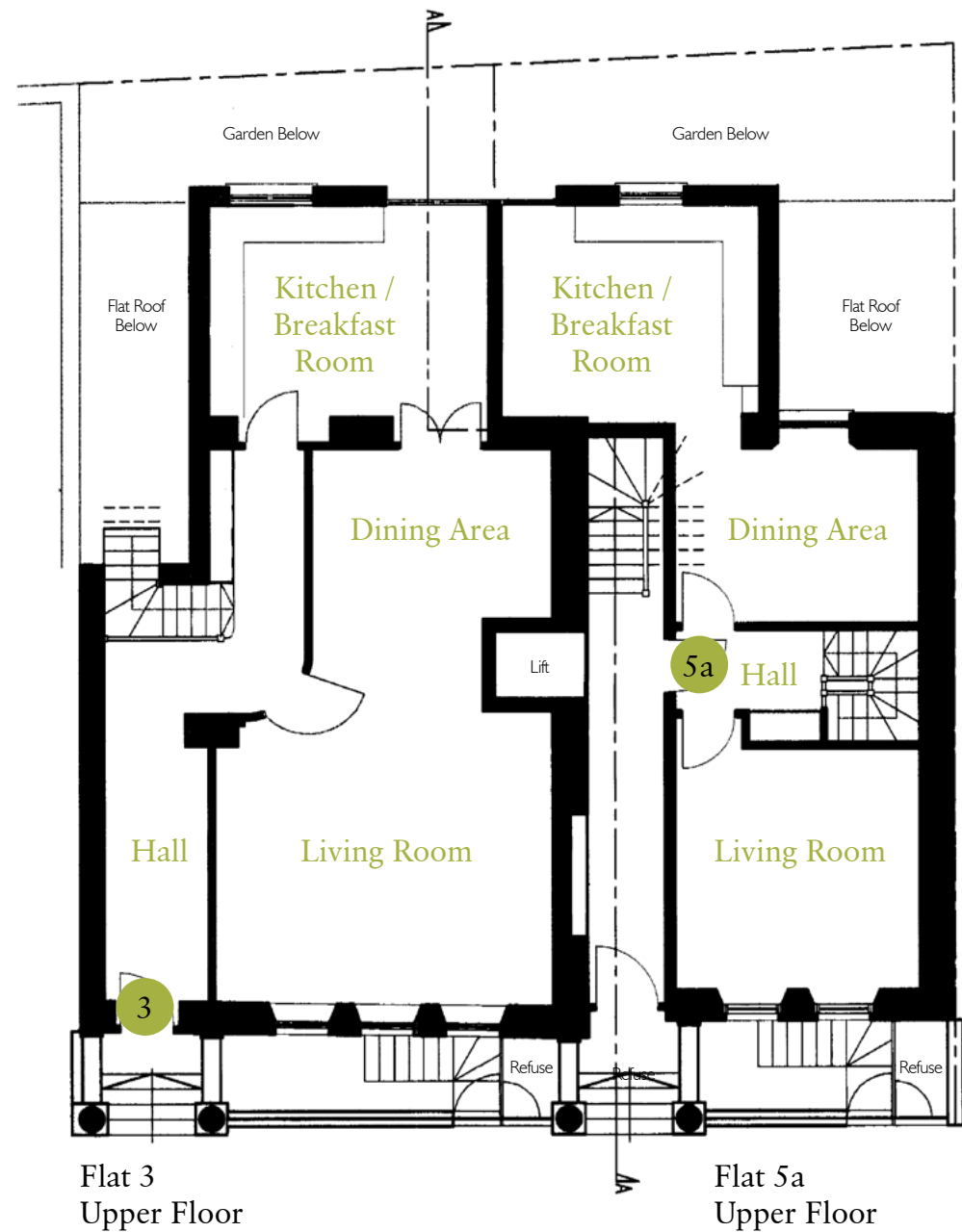
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Ground Floor Two x 3 Bedroom Split-Level Flats

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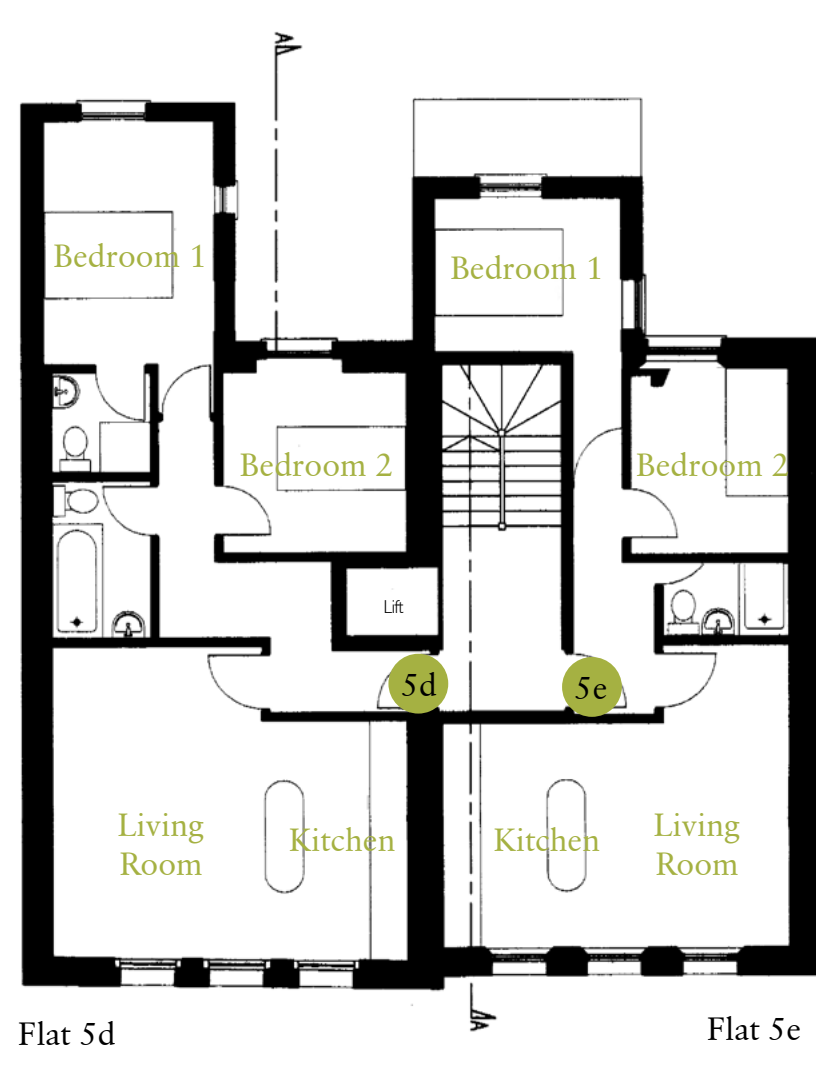
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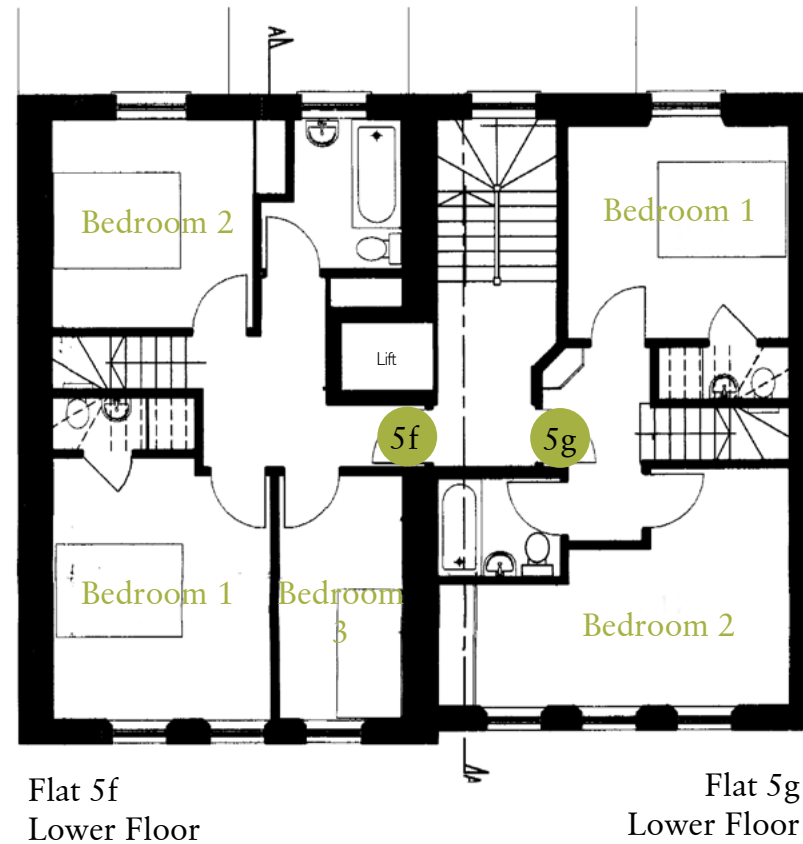
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Third Floor Two x 3 Bedroom Split-Level Flats

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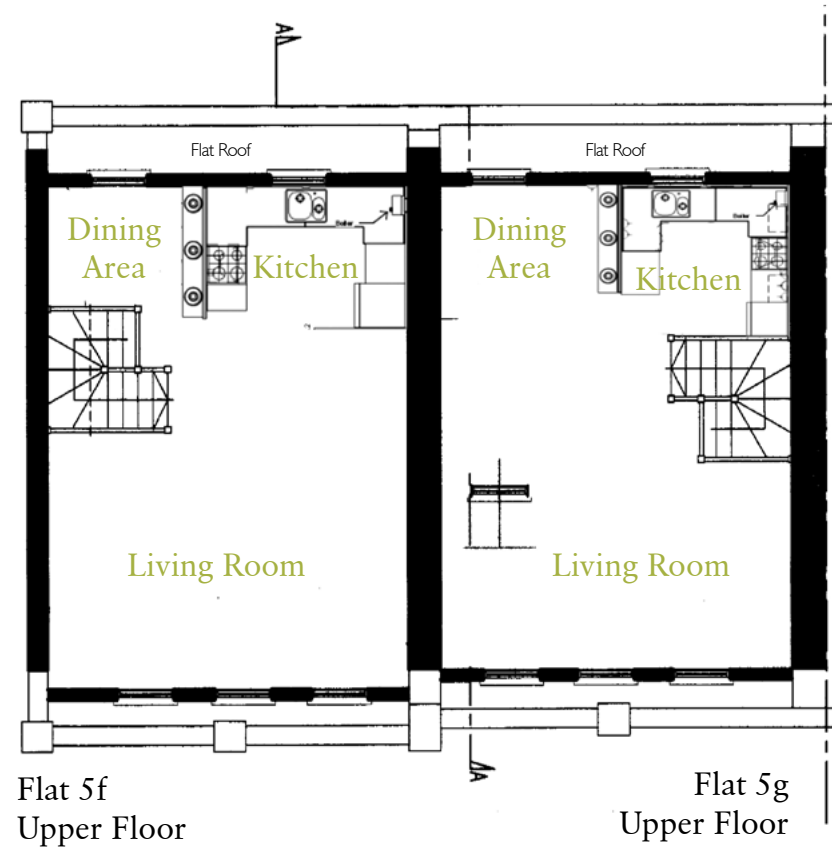
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Fourth Floor

Two x 3 Bedroom Split-Level Flats

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Accommodation Schedule

The Property comprises 8 self-contained apartments situated within two six-storey stucco fronted former dwelling houses.

FLOOR / UNIT	USE	SQ M	SQ FT
Flat 3 (Ground/Lower Ground floor)	3 bed split level flat (3 doubles with 3 bathrooms)	187.4	2,017
Flat 5a (Ground/Lower Ground floor)	3 bed split level flat (3 doubles with 3 bathrooms)	122.17	1,315
Flat 5b (first floor)	2 bed flat (2 doubles with 2 bathrooms)	66.90	720
Flat 5c (first floor)	2 bed flat (1 double bed, 1 single bed, 1 bathroom)	50.13	540
Flat 5d (second floor)	2 bed flat (2 doubles with 2 bathrooms)	63.57	684
Flat 5e (second floor)	2 bed flat (1 double, 1 single, 1 bathroom)	48.33	520
Flat 5f (third/fourth floor)	3 bed split level flat (2 doubles, 1 single, 2 bathrooms)	91.88	989
Flat 5g (third/fourth floor)	3 bed split level flat (1 double, 2 singles, 2 bathrooms)	80.50	989
TOTAL GROSS INTERNAL AREA		710.8	7,651



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Services

It is our understanding that mainswater, electricity and drainage are provided, although it will be the responsibility of the purchaser to ensure they are adequate for any future use of the property.

Local Authority

City of Westminster
Westminster City Hall,
64 Victoria Street,
London, SW1E 6QP

Postal Address

3-5 Westbourne Gardens,
London W2 5NR

Inspection

The property may be inspected strictly by prior appointment only through the vendor's sole selling agents, Black Brick Property Solutions LLP.

AML

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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