

42

STRATFORD ROAD



LONDON CENTRAL PORTFOLIO
REAL ESTATE INVESTMENT ADVISORY

THE OPPORTUNITY: £3,500,000

- ❖ APPROX. GROSS INTERNAL AREA: 2,770 SQ.FT.
- ❖ FREEHOLD RENTAL INVESTMENT OPPORTUNITY
- ❖ C3 RESIDENTIAL ACCOMMODATION
- ❖ A SHORT WALK TO HIGH STREET KENSINGTON
- ❖ FIVE FLOORS
- ❖ COMPRISES 5 X 1 BEDROOM FLATS
- ❖ FULLY LET ON ASTs AT £120,692 PER ANNUM
- ❖ GROSS YIELD: 3.45%
- ❖ PRIME KENSINGTON LOCATION



THE AREA

CENTRALLY LOCATED IN KENSINGTON, ONE OF PRIME CENTRAL LONDON'S MOST DESIRABLE RESIDENTIAL NEIGHBOURHOODS, 42 STRATFORD ROAD PROVIDES EASY ACCESS TO THE LOCAL AMENITY.

THERE IS STRONG DEMAND FROM BUYERS IN THE AREA WHO ARE SEEKING A VILLAGE COMMUNITY WITHIN THE CENTRE OF LONDON. THE 'STRATFORD VILLAGE' LOCATION BENEFITS FROM A QUIETER ENVIRONMENT WHILST BEING A STONE'S THROW AWAY FROM THE HUSTLE AND BUSTLE OF HIGH STREET KENSINGTON WHERE THERE ARE NUMEROUS LOCAL SHOPS, BARS AND RESTAURANTS.

THE BEAUTIFUL LANDSCAPED GARDENS OF HOLLAND PARK AND THE GREEN OPEN SPACES OF KENSINGTON GARDENS AND HYDE PARK ARE WITHIN CLOSE PROXIMITY TO THE PROPERTY. FURTHER, THREE UNDERGROUND STATIONS ARE WITHIN WALKING DISTANCE, ALLOWING CONVENIENT ACCESS THROUGHOUT THE CITY.

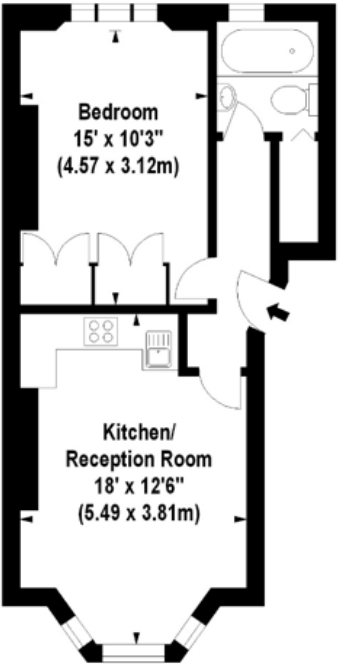
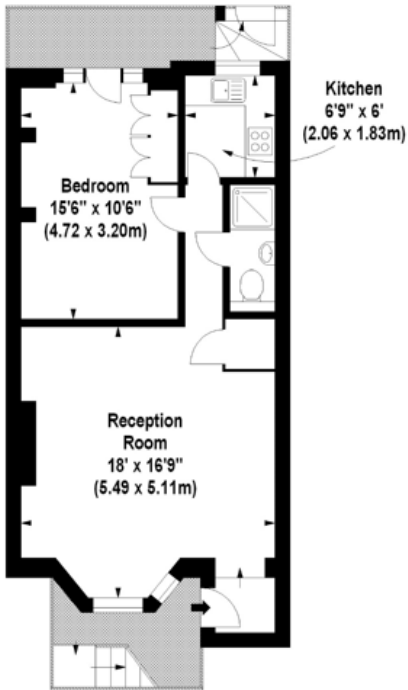


RESIDENTIAL UNITS

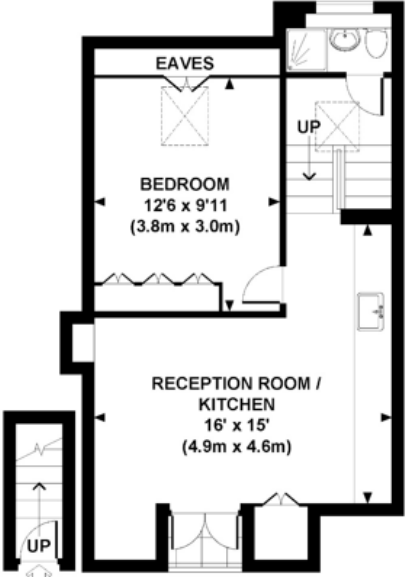
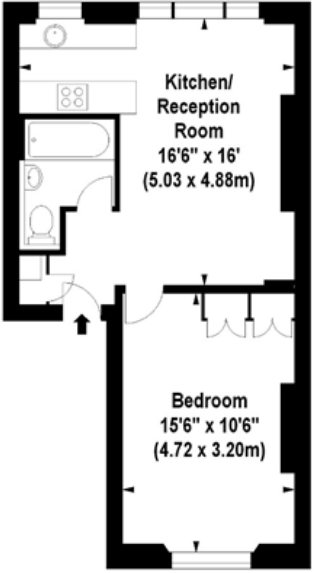
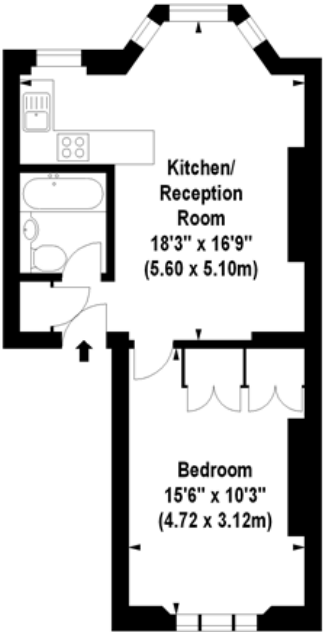


FLOOR PLAN

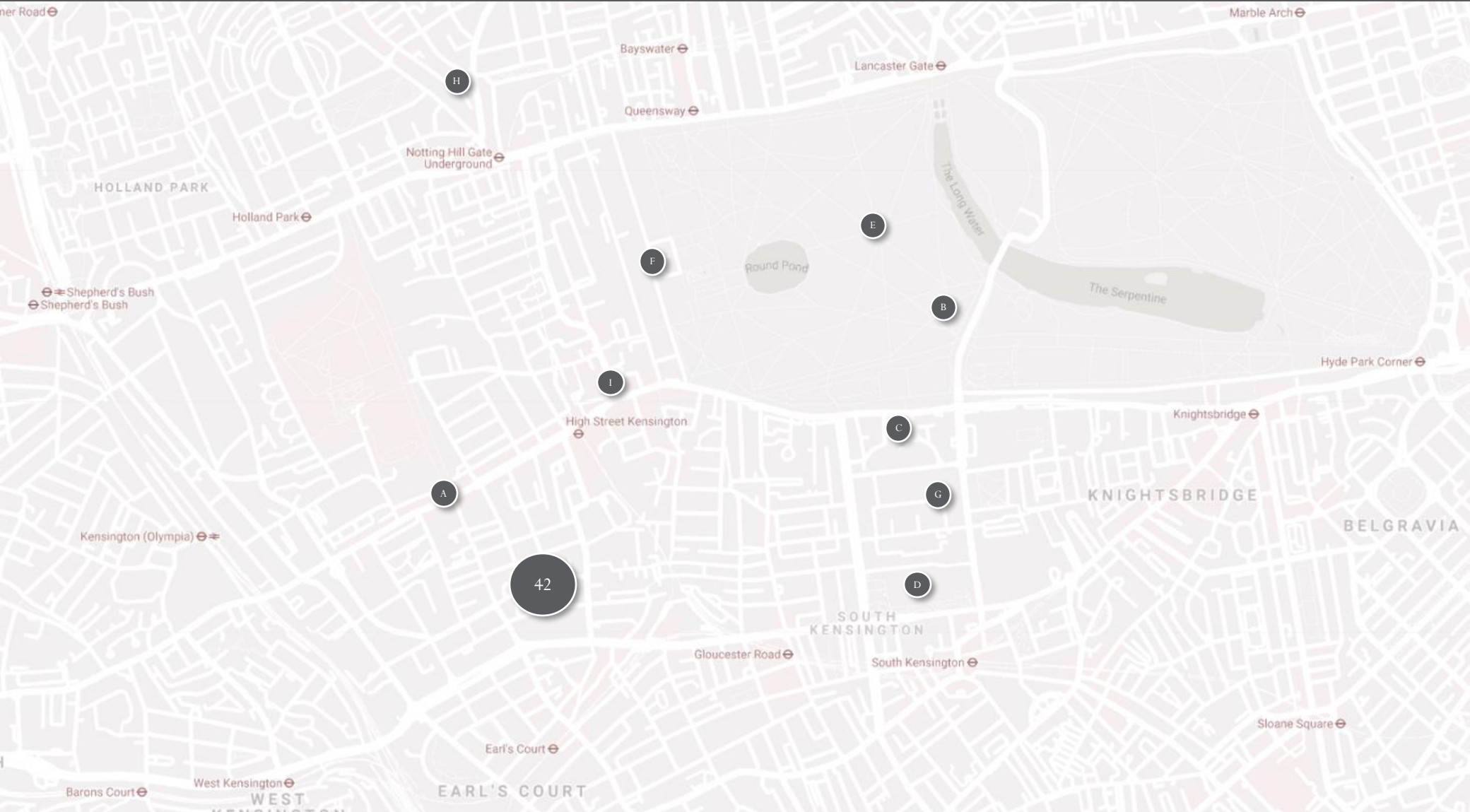
FLOOR	FLAT	SQ. FT.
LWR GRND	FLAT 1	562
GRND	FLAT 2	460
1ST	FLAT 3	444
2ND	FLAT 4	435
3RD	FLAT 5	439
TOTAL		2,340



NOT TO SCALE



GOING ON NEARBY



- A. HOLLAND PARK
- B. SERPENTINE GALLERY
- C. ROYAL ALBERT HALL

- D. NATURAL HISTORY MUSEUM
- E. KENSINGTON GARDENS
- F. KENSINGTON PALACE

- G. IMPERIAL COLLEGE LONDON
- H. PORTOBELLO ROAD
- I. KENSINGTON CHURCH STREET

SURROUNDING AREA

42 STRATFORD ROAD IS LOCATED IN THE 'STRATFORD VILLAGE', JUST MOMENTS FROM KENSINGTON HIGH STREET AS WELL AS THE TRANQUILITY OF HYDE PARK. LONDON REMAINS A GLOBAL CAPITAL OF CULTURE, WITH WORLD CLASS VENUES SUCH AS THE ROYAL ALBERT HALL AND THE SERPENTINE GALLERY WITHIN EASY WALKING DISTANCE.

KENSINGTON GARDENS



SERPENTINE GALLERY



ROYAL ALBERT HALL

SURROUNDING AREA

THE AREA BENEFITS FROM PERIOD ARCHITECTURE THROUGHOUT.

MILESTONE HOTEL



ST MARY ABBOTS CHURCH



OBSERVATORY GARDENS

SURROUNDING AREA

ENJOY LONDON'S BEST RESTAURANTS AND BARS ON YOUR DOORSTEP.

THE SCARSDALE TAVERN



THE IVY



THE CHURCHILL ARMS



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