

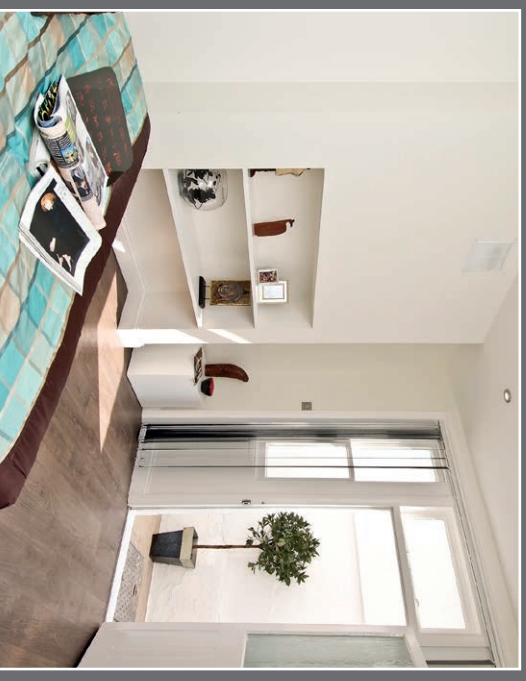
42

STRATFORD ROAD
LONDON W8 6QA

FREEHOLD RESIDENTIAL INVESTMENT
FOR SALE

THE OPPORTUNITY: £3,795,000

- ❖ FREEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY
- ❖ ARRANGED AS 5 LATERAL SELF-CONTAINED APARTMENTS
- ❖ COMPRISING A GIA OF C. 2,770 SQ.FT (257.4 SQ.M.)
- ❖ RESIDENTIAL COMPRISING 5 X 1 BEDROOM LUXURY APARTMENTS
- ❖ RESIDENTIAL FULLY LET ON AST'S
- ❖ CURRENT INCOME £111,540 P.A. (2.94%)
- ❖ ESTIMATED RENTAL VALUE £117,260 P.A. (3.1%)
- ❖ OUTSTANDING HEART OF KENSINGTON LOCATION
- ❖ CLOSE PROXIMITY TO WEST END
- ❖ SWIFT ACCESS TO HEATHROW AIRPORT



THE AREA

KENSINGTON IS A TIMELESS PICTURE-POSTCARD VIEW OF LONDON—a vista of smart townhouses, royal parks, great Victorian museums and garden squares. To a large extent, it's an upmarket area full of hotels, embassies and show homes of the super-rich, given all the more glamour by the area's royal connections. Kensington High Street runs through the heart of the neighbourhood, but its high-street stores and office blocks are unrepresentative of the exclusivity of the surrounding residential enclave, much of which is covered by a conservation area. South Kensington, where those famous museums are located, is at one end and has its own character. Kensington proper is broadly bounded by Kensington High Street to the south, Notting Hill to the north, Holland Park to the west and Hyde Park to the east.

LOCAL HIGHLIGHTS

KENSINGTON High Street has large branches of most high-street stores, as well as Waitrose and London's largest Whole Foods Market. For more niche boutiques and stores, head to Kensington Church Street.

ALTHOUGH IT REMAINS HOME TO NUMEROUS MEMBERS OF THE ROYAL FAMILY, PARTS OF KENSINGTON PALACE ARE OPEN TO THE PUBLIC WITH REGULAR EXHIBITIONS AND TOURS. THE BAROQUE GRANDEUR OF THE ORANGERY NEXT TO THE PALACE, OFFERS SOME OF THE MOST STUNNING SURROUNDINGS IN LONDON TO ENJOY A LEISURELY LUNCH OR ENGLISH AFTERNOON TEA.

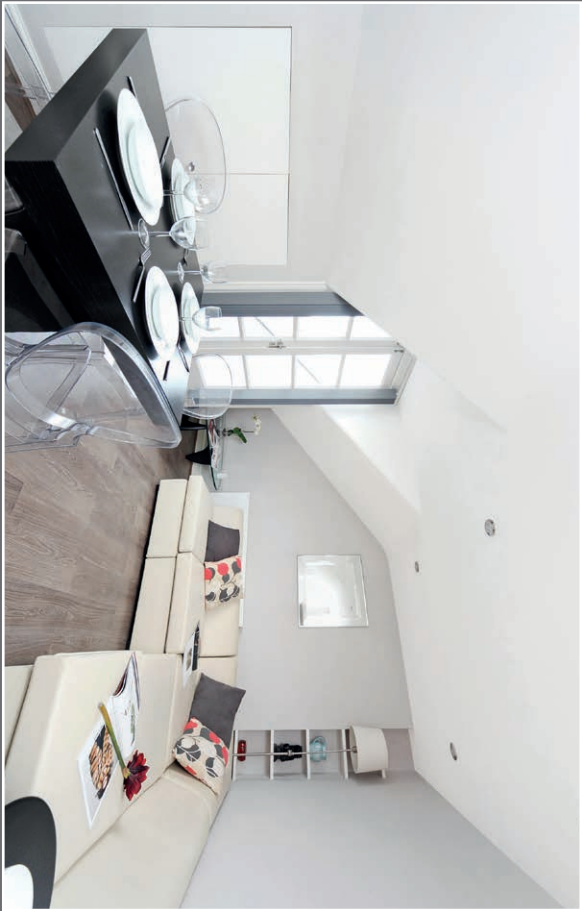
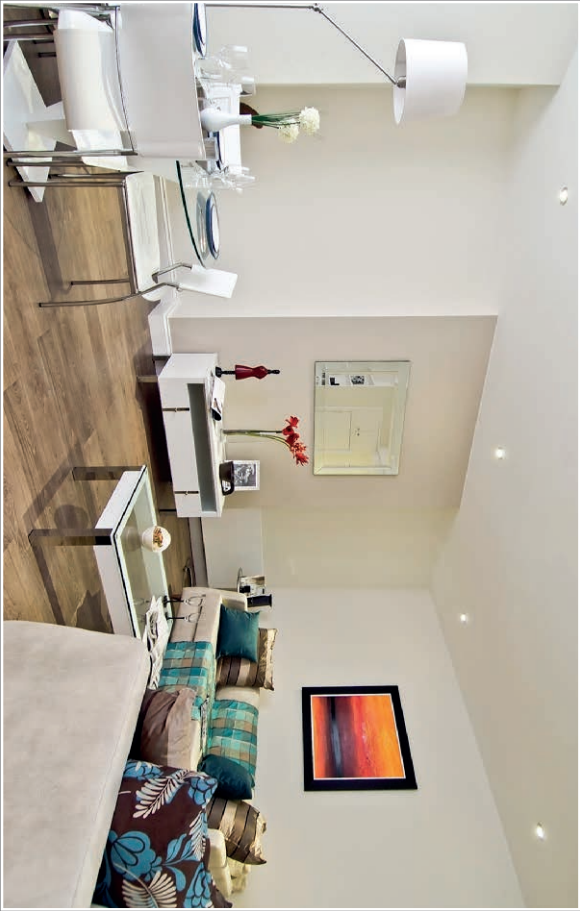
GREEN SPACES

BEAUTIFULLY LAID OUT, KENSINGTON GARDENS IS ONE OF LONDON'S ROYAL PARKS AND OFFERS 265 ACRES OF PARKLAND. HIGHLIGHTS INCLUDE THE ALBERT MEMORIAL, THE SERPENTINE GALLERIES AND THE DIANA MEMORIAL PLAYGROUND. TO THE WEST OF KENSINGTON IS HOLLAND PARK, ANOTHER QUALITY GREEN SPACE WITH A JAPANESE GARDEN AND CAFÉ.

CHANGING TIMES

MIXED-USE DEVELOPMENTS HAVE BEEN INCREASING IN RECENT YEARS. RESIDENTIAL PROPERTIES FORMED PART OF THE REDEVELOPMENT OF THE COMMONWEALTH INSTITUTE SITE INTO THE DESIGN MUSEUM. BEHIND THE ART DECO FRONTAGE OF THE ODEON BUILDING AT THE WESTERN END OF KENSINGTON High Street, plans are afoot for a multi-screen cinema alongside new flats and townhouses. LANCER SQUARE, ON THE CORNER OF KENSINGTON High Street AND KENSINGTON Church Street, is a large residential development of luxury apartments and penthouses.





FLOOR PLAN



42 STRATFORD ROAD W8 6QA	LOWER GROUND FLOOR FLAT	MAR-21	JUN-21	£420
	RAISED GROUND FLOOR FLAT	JUL-16	JUL-21	£465
	FIRST FLOOR FLAT	AUG-15	AUG-21	£505
	SECOND FLOOR FLAT	APR-19	APR-22	£415
THIRD FLOOR FLAT		JUL-20	JUN-22	£340
CURRENT GROSS WEEKLY RENT				£2,145
PRE COVID GROSS WEEKLY RENT				£2,255

THE LOCAL AREA



1. 42 STRATFORD ROAD
2. CROMWELL HOSPITAL
3. EARLS COURT
4. DESIGN MUSEUM
5. LEIGHTON HOUSE MUSEUM
6. HOLLAND PARK
7. OLYMPIA LONDON
8. KENSINGTON GARDENS
9. NATURAL HISTORY MUSEUM
10. VICTORIA & ALBERT MUSEUM

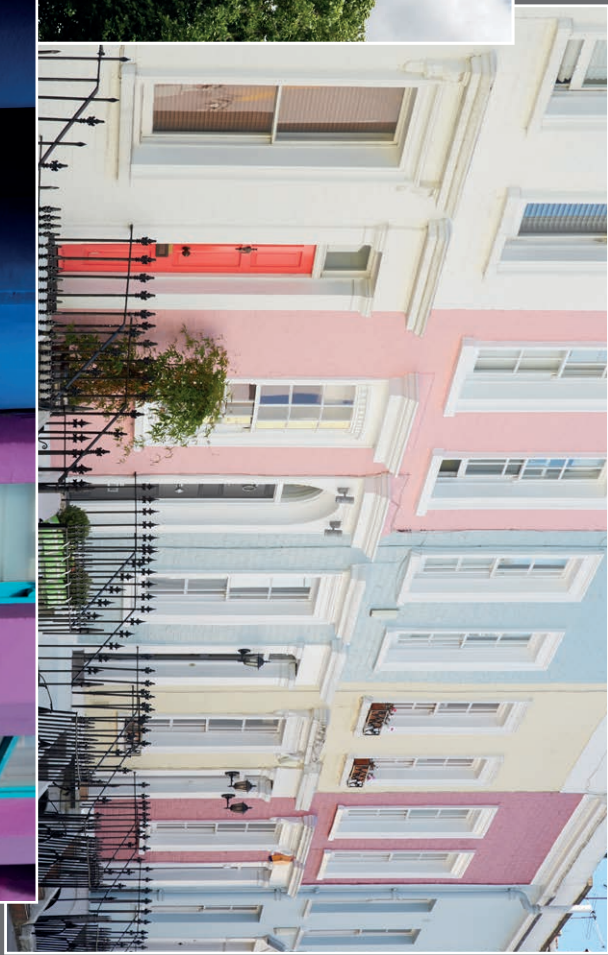
SURROUNDING AREA

NUMBER 42 STRATFORD ROAD IS LOCATED IN ENVIABLE POSITION, IN THE HEART OF STRATFORD VILLAGE WITH IMMEDIATE ACCESS TO THE EXTENSIVE AND WORLD-RENOWNED AMENITIES OF KENSINGTON ITSELF, ALONGSIDE NUMEROUS PUBLIC TRANSPORT FACILITIES AND A SWIFT ROAD JOURNEY AWAY FROM HEATHROW AIRPORT. LONDON REMAINS A GLOBAL CAPITAL OF CULTURE WITH WORLD-CLASS VENUES SUCH AS THE ROYAL ALBERT HALL, HYDE PARK AND THE SERPENTINE GALLERY ALL WITHIN CLOSE WALKING DISTANCE AS WELL AS THE MANY WORLD-LEADING EDUCATIONAL ESTABLISHMENTS CLOSE BY.



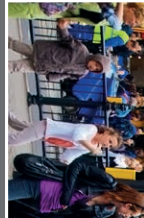
SURROUNDING AREA

KENSINGTON CONTINUES TO PROVIDE SOME OF PRIME CENTRAL LONDON'S FINEST RESIDENTIAL HOMES WITH INVESTMENT OUTLOOKS REMAIN FIRMLY FOCUSED ON GROWTH WITHIN THIS PREMIER DISTRICT.



SURROUNDING AREA

EMBRACE THE WONDERFUL RETAIL DISTRICTS OF KENSINGTON AND NOTTING HILL
OFFERING THE VERY BEST GLOBAL BRANDS COMBINED WITH 'ONE-OFF' BOUTIQUE
OFFERINGS.



SURROUNDING AREA

ENJOY CENTRAL LONDON'S FINEST AND MOST ENTERTAINING DINING AND BAR FACILITIES ON YOUR DOORSTEP.





Further Information via
Joint Sole Selling Agents:



Rupert Carr

rc@miltonstone.com

07771 895 171

0207 938 2311

The logo for Winkworth, featuring the company name in white serif font on a dark blue rectangular background.

Winkworth

Development & Commercial Investment

Adam Stackhouse

astackhouse@winkworth.co.uk

07889 510036

020 7355 0285