

**SOUTH WEST LONDON  
RESIDENTIAL INVESTMENT PORTFOLIO**



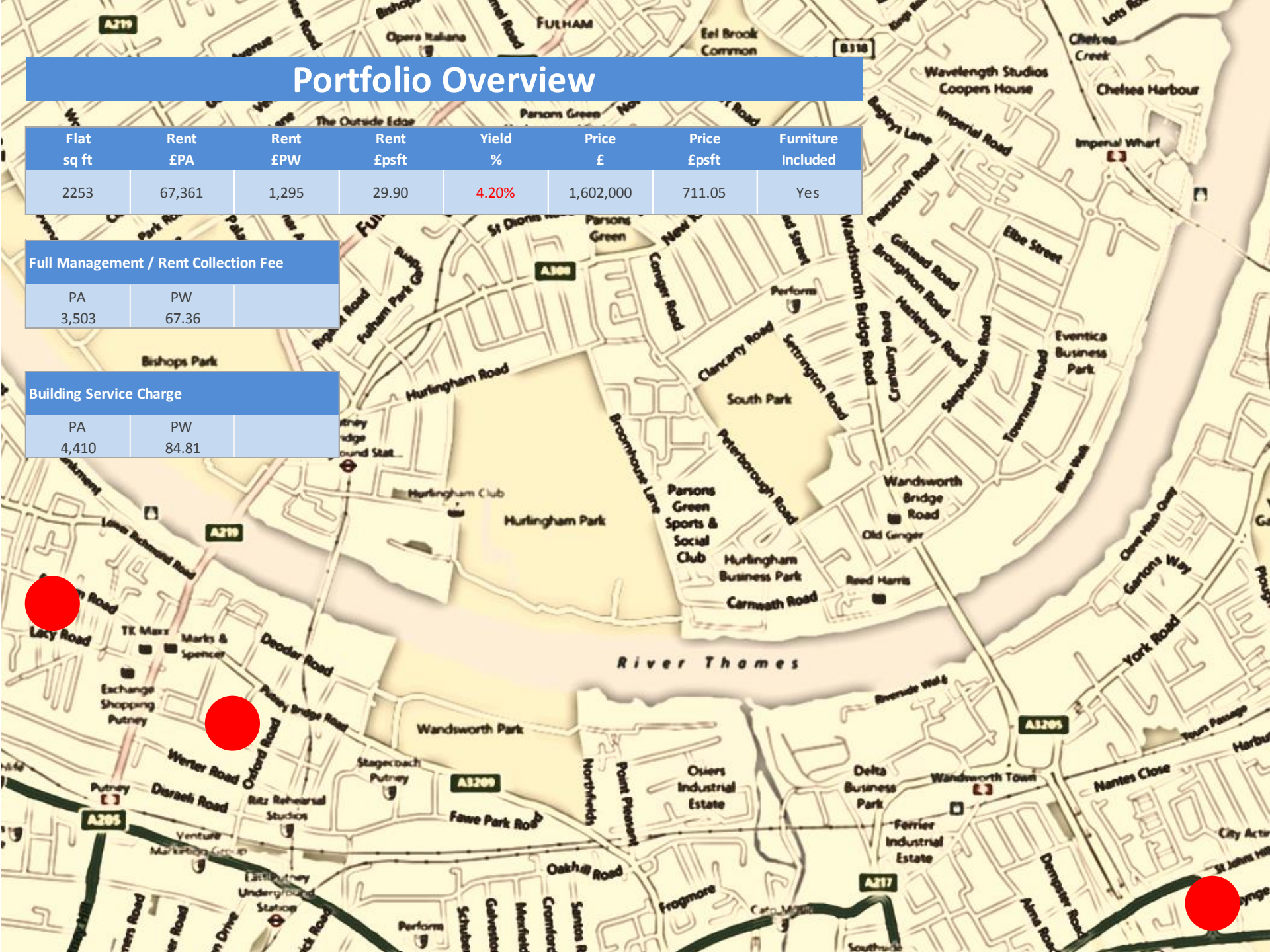


# Portfolio Overview

Flat sq ft	Rent £PA	Rent £PW	Rent £psft	Yield %	Price £	Price £psft	Furniture Included
2253	67,361	1,295	29.90	4.20%	1,602,000	711.05	Yes

Full Management / Rent Collection Fee	
PA	PW
3,503	67.36

Building Service Charge	
PA	PW
4,410	84.81



## Wandsworth: - Phoenix Way - SW18



**2 bedroom beautifully maintained flat in established, well maintained, modern development.**

**Gated, Lift, Inner Court Aspect, High Specification fittings, Balcony, Underground Parking**

**Separate Storage unit. (100 sq ft)**

**Let on a 24 month Assured Shorthold Tenancy Agreement (AST) expiring 18<sup>th</sup> January 2015.**

**Rent reviewed annually in line with Retail Price Index (RPI) capped and collared at 2% - 6%.**

**Furniture Included**

**Longlease - In excess of 100 years**

Flat sq ft	Lease Start	Lease expiry	Rent Review	Rent £PA	Rent £PW	Rent £psft
735	19/01/2013	18/01/2015	19/01/2014	25,000	481	34.01

Yield %	Price £	Price £psft	Furniture Included
4.10%	610,000	829.93	Yes

## Putney: - Felsham Road - SW15



**1 bedroom flat in recently developed terrace house in Prime Putney.**

**Maintained to a very high level and specified to attract professional tenants.**

**Let on a 24 month Assured Shorthold Tenancy Agreement (AST) expiring 29<sup>th</sup> November 2014.**

**Rent reviewed annually in line with Retail Price Index (RPI) capped and collared at 2% and 6%**

**Furniture Included**

**Longlease - In excess of 100 years**

Flat sq ft	Lease Start	Lease expiry	Rent Review	Rent £PA	Rent £PW	Rent £psft
699	30/11/2012	29/11/2014	30/11/2013	18,361	353	26.27

Yield %	Price £	Price £psft	Furniture Included
4.40%	417,000	596.57	Yes

## Putney: - Montserrat Road - SW15



**2 bedroom top floor flat in a semi-detached period conversion in Putney.**

**Recently redecorated. Best location in Putney between train station and tube station and**

**Next to the high street, River and Wandsworth park.**

**Let on a 24 month Assured Shorthold Tenancy Agreement (AST) expiring 31<sup>st</sup> October 2014**

**Rent Reviewed annually in line with Retail Price Index (RPI) capped and collared at 2% - 6%**

**Share of Freehold**

Flat sq ft	Lease Start	Lease expiry	Rent Review	Rent £PA	Rent £PW	Rent £psft
819	01/11/2012	31/10/2014	01/11/2013	24,000	462	29.30

Yield %	Price £	Price £psft	Furniture Included
4.17%	575,000	702.08	Yes

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