

106-112  
**East Lane**

London, HA0 3NJ

**Freehold  
Investment with  
Potential**

Guide Price  
£1,850,000





# Executive Summary



## PROPERTY TYPE

Residential Investment



## TOTAL CURRENT INCOME

£85,800



## SIZE

315 sqm/3,383 sqft



## COMMERCIAL / RESIDENTIAL

Residential



## CLOSEST TRAIN STATION

North Wembley Station



106-112  
East Lane





## About

### 106-112 East Lane

A freehold portfolio of four semi-detached houses. Comprises: 1 x two bedroom and 3 x three-bedroom units and measures 315 sqm/3,383 sqft combined. All four houses are let on AST contracts, producing a gross income of £85,800 per annum. The property is well located, with local amenities, Tesco supermarket and North Wembley station less than 100m away. There are various asset management opportunities to increase income and capital value by updating of each unit (ERV £108,600 per annum), extending and/or converting to HMO or individual flats (STPP)







106-112  
East Lane

North Wembley Station

TESCO

106-112 East Lane







## Location

The property is located on a prominent corner of East Lane and Byron Road, North Wembley with excellent access to the A406, A10, A41, M1, M3 and M25. North Wembley Station (Watford DC line - Overground and Bakerloo line – Underground) is less than 100m away, connects to the City, West End, Bushey and Watford. Nearby you will find local shops and amenities including Tesco Express. Local schools are excellent, with East Lane primary school (0.2 miles) and Wembley High Tech school (0.5 miles) both rated Outstanding by Ofsted.



**THE CLOSEST TRAIN STATION**  
North Wembley (0.1 miles)



**LOCAL AMENITY (CLOSEST)**  
Tesco (0.1 miles)



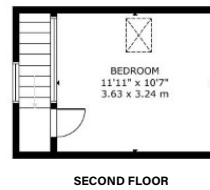
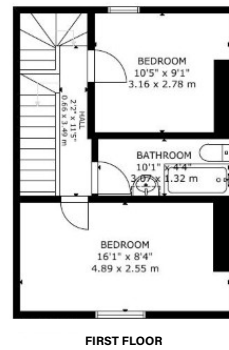
## Planning

Ref: 19/0153 - Refused planning for the demolition of 4 existing houses and boundary wall fronting Byron Road; construction of a 3 storey residential building comprising 9 self contained flats (5 x 2 bed, 2 x 1 bed, 1 x 3 bed and 1 x 4 bed) creation of a vehicle crossover, provision of 4 car parking spaces, 20 secure covered cycle spaces, waste storage, soft and hard landscaping.

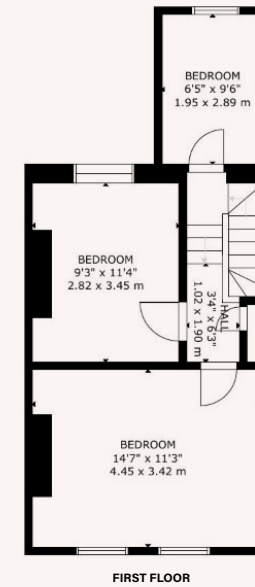
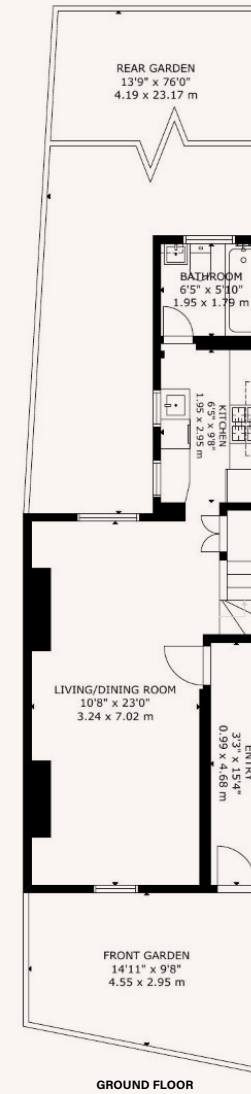
## Accommodation Schedule:

Unit	Size (sqm)	Size (sqft)	Rent pa	ERV pa
106	91	973	£21,600	£28,200
108	80	854	£22,200	£27,600
110	77	832	£20,400	£27,600
112	67	724	£21,600	£25,200
<b>TOTAL</b>	<b>315</b>	<b>3,383</b>	<b>£85,800</b>	<b>£108,600</b>

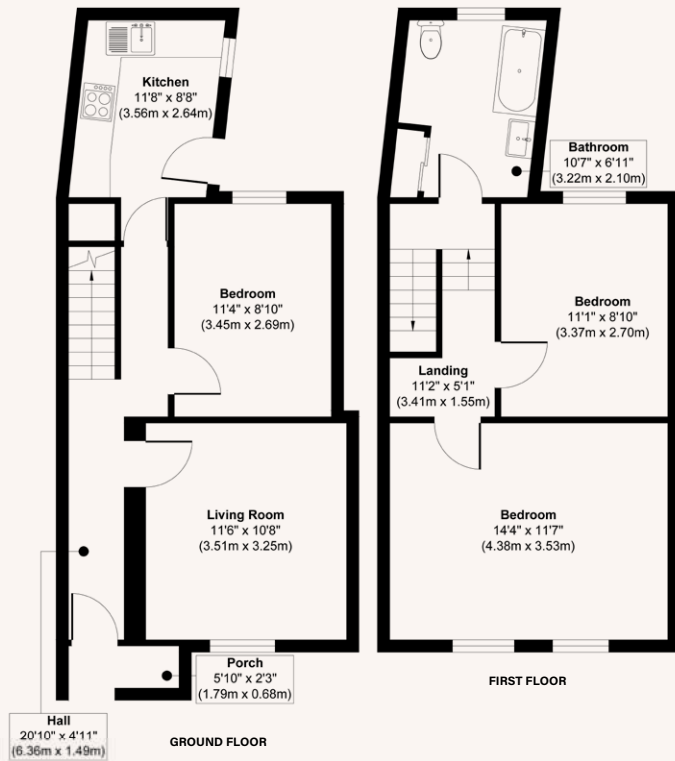




**106 East Lane**  
TOTAL: 91m<sup>2</sup>/973 sq.ft

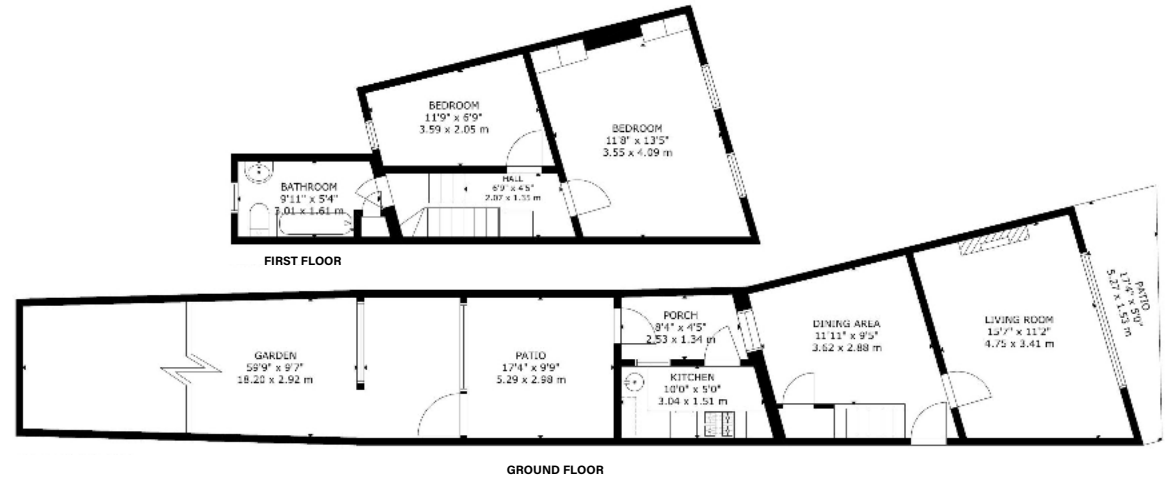


**108 East Lane**  
TOTAL: 80m<sup>2</sup>/854 sq.ft



## 110 East Lane

TOTAL: 77.24 m<sup>2</sup>/832 sq.ft



## 112 East Lane

TOTAL: 67 m<sup>2</sup>/724 sq.ft



## Further Information:

### TENANCIES:

All tenancies on standard AST contracts.

### VAT:

VAT is payable on sale price

### PROPOSAL:

Guide price: £1,850,000

### VIEWINGS:

Available strictly by appointment only



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