



LDG

LISSON STREET  
£2,150,000 STC

FREEHOLD INVESTMENT  
OPPORTUNITY













## ADDRESS

Lisson Street, Marylebone, London

## POSTCODE

NW1 5DA

## THE SPACE

An income producing freehold investment opportunity on the fringe of Marylebone. Compromising of **four apartments**, and offered fully tenanted.

The self-contained building has consistently let, and experienced rental income growth, since its conversion in 2015.

A fifth apartment, with direct street access, has been sold on a 115 year separate lease.

## ACCOMMODATION & FEATURES

- 4 apartments net sq. ft. 2,587
- Total income £132,962
- Yield 6.18%
- Flat 1 pays a GR of £250 p.a.  
115 year lease remaining
- 1 x three-bedroom
- 2 x two-bedroom
- 1 x one-bedroom
- Great Transport Links

## PRICE

£2,150,000 stc.

## TENURE

Freehold

## ON YOUR DOORSTEP

Irene

The Perseverance

Nep Nep

Regents Bar and Kitchen

Pure Gym

The Regents Park

## COMMUTE

Edgware Road (320m)

Marylebone (480m)



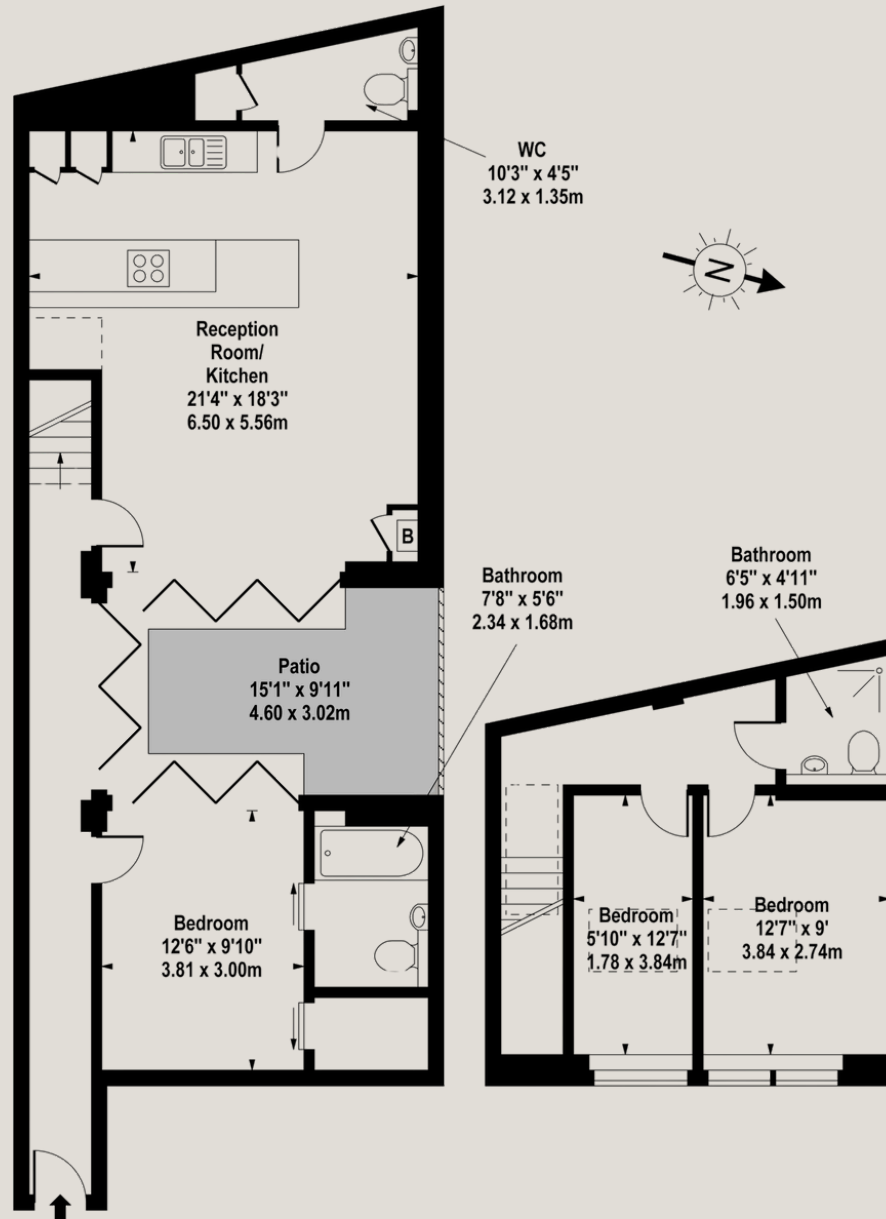
Flat	Position	Bedrooms	Sq Ft	PW	Annual	Tenancy	Dates	Mutual Break Clauses	EPC
1	GF	1 bd	Sold. 115 year lease	Ground Rent	£250				
2	GF	3 bd 2 ba Outside	1050	£775	£40,300	Aug-22	Jul-25	No	B
3	1st	2 bd	556	£646	£33,600	Sep-22	Sep-25	Yes	C
4	2nd	2 bd	556	£611	£31,772	Jan-25	Jan-27	Yes	C
5	3rd	1 bd Outside	425	£520	£27,040	Sep-21	Jul-26	Yes	B

Sq Ft	2587	Total Income	£132,962
		Yield	6.18%

From September, **Flat 2** rent will increase to £807 pw. Reflecting a new yield of 6.26%



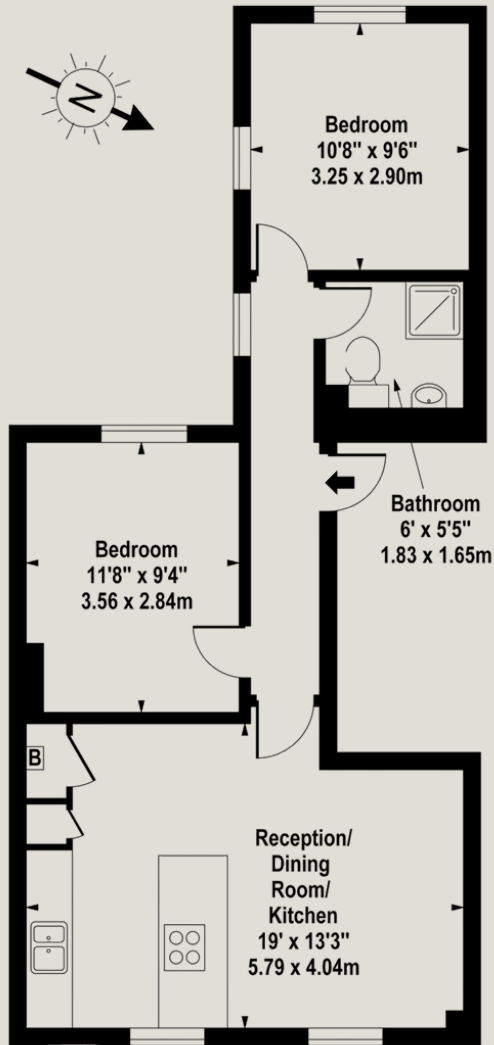
## Flat 2



Lisson Street



Flat 3

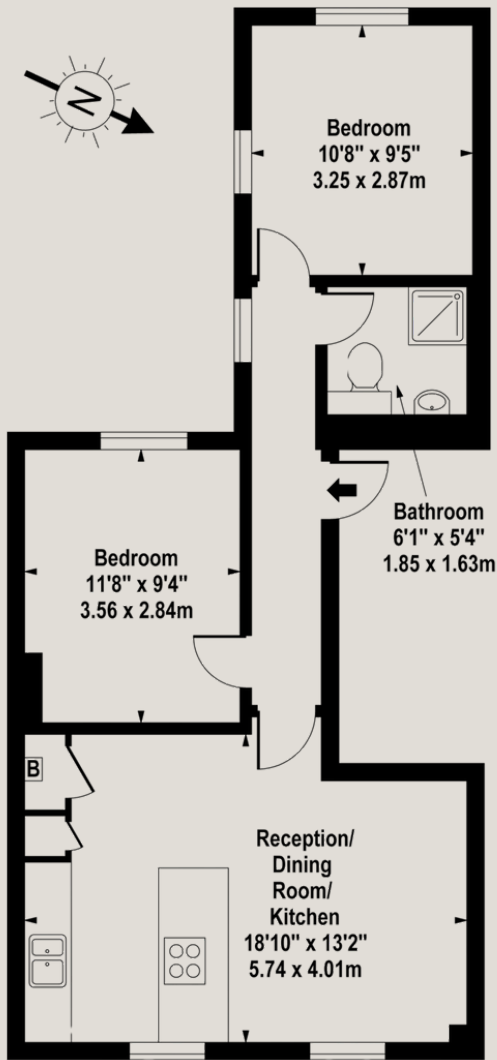


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Flat 4

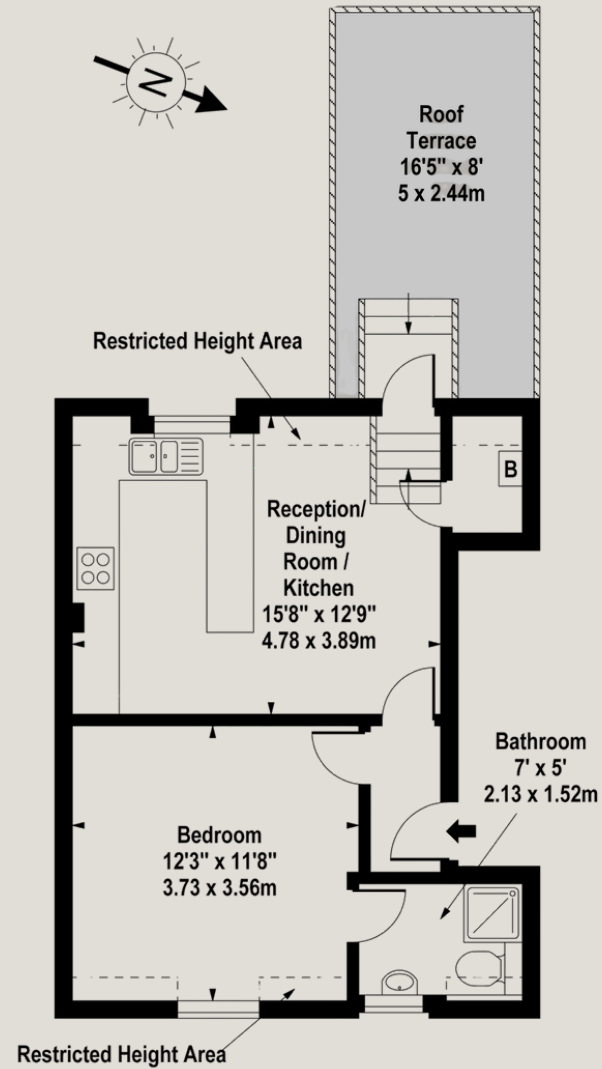


Lisson Street



## Flat 5

### Floorplan



Lisson Street

Ready to talk?



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