

Venice Court

LONDON W2



Development Details

Venice Court, a prime London investment featuring a stunning collection of studio, one, two and three bedroom apartments.

Sitting on the doorstep of Little Venice, Paddington and Marylebone, the apartments at Venice Court present the opportunity to buy in one of Central London's most characterful and well-connected neighbourhoods.

With anticipated completion in Q3 2021, the 41 private apartments will benefit from superb specification, an elegant entrance lobby and basement car parking.

Prices from £595k with just a 10% initial deposit needed.



Features

Potential gross rental yield of c.4.5% - Above average for a central London new development

Strong local rental demand

Residents' courtyard garden

Upper floor apartments feature a parking space

All apartments benefiting from private balcony or terrace

Underfloor heating throughout

Comfort cooling to kitchen /living spaces and master bedrooms

Identified as an area "rich in potential"—over the next five years.

Walking distance to the new Paddington Crossrail Station, with easy access to the City

Service charge

Est £4.19 per sqft

Ground Rent

Peppercorn - token or nominal amount)

Estimated Completion

Q4 2021

Terms Of Payment

1. Non-refundable reservation fee of £2,500 (up to £1m) or £5,000 (£1m+) payable upon reservation.

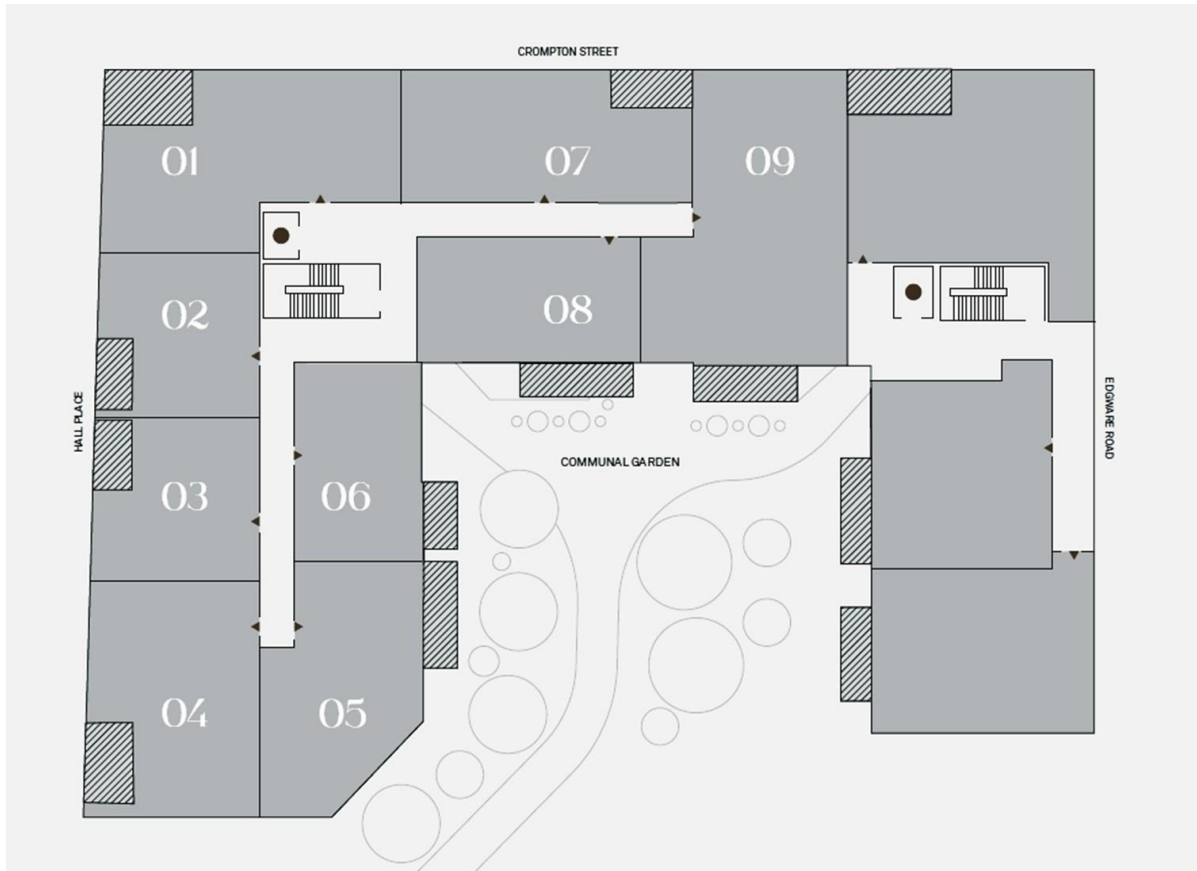
2. 10% of purchase price, less reservation deposit, is payable on exchange of contracts (4-6 weeks from reservation)

3. Balance of 90% is payable upon legal completion (Est Q4 2021)

Tenure

250 Year Leasehold

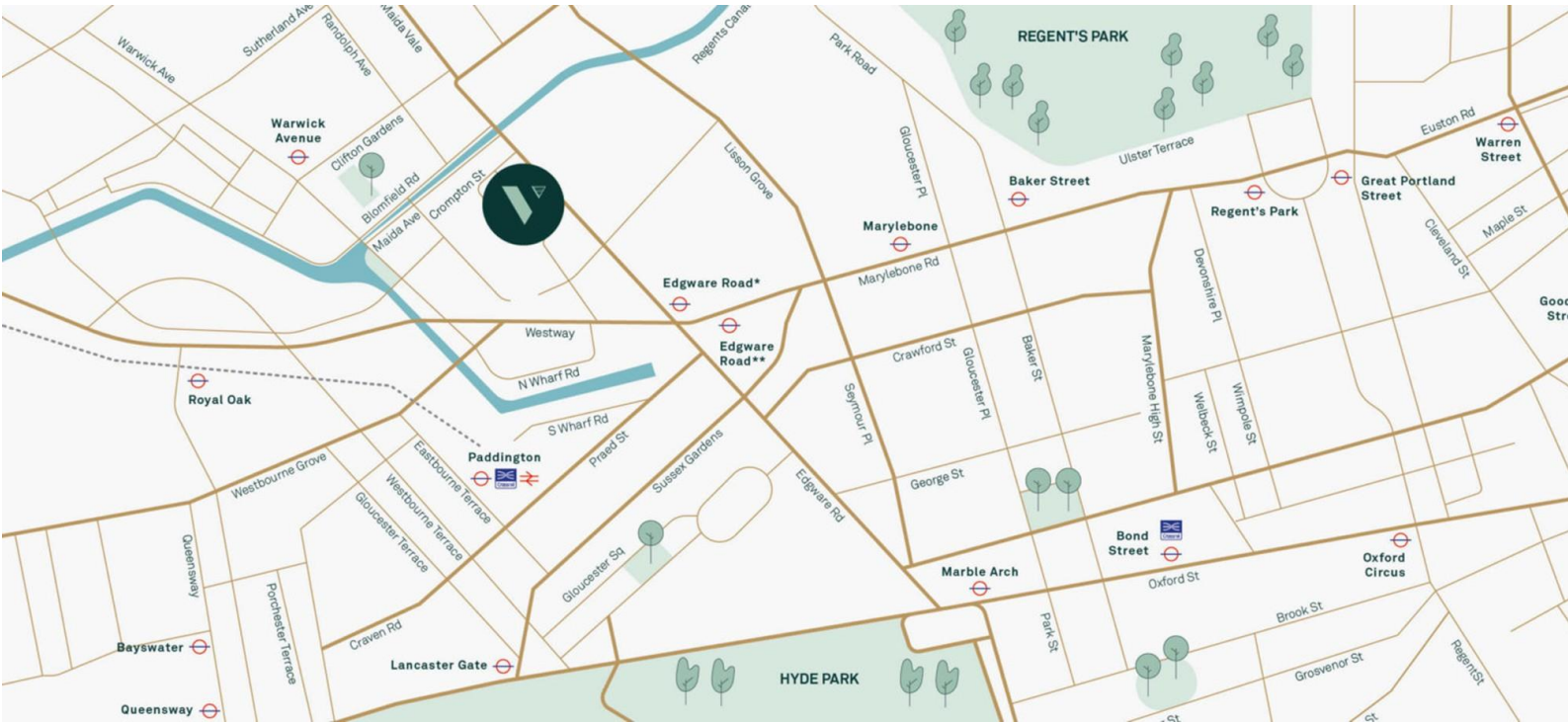
Typical Floor & Apartments



Property Types	Size Range	Price Range	Average Expected Rent
1 Bed Apartments	46.3 - 59.2 sq m	£595k - £835k	£550 - £650 per week
2 Bed Apartments	71.5 - 99.8 sq m	£910k - £1.2m	£800 - £950 per week
3 Bed Apartments	89.5 sq m	£1.16m - £1.25m	£950 - £990 per week



Location



Little Venice, W2

Not only is so much of central London within easy walking and cycling distance, but Venice Court is within a 10 minute walk of three underground stations, allowing easy access to the Bakerloo, District, Circle and Hammersmith & City lines.

Paddington mainline station, with the Heathrow Express offering regular fast transfers to the airport, is less than a 20 minute walk from your door.

On Foot

Edgware Road Underground
7-10 minutes

Warwick Avenue
Station 10 minutes

Paddington Station
17-20 minutes

Marylebone Station
17 minutes

By Tube

Victoria Station
11 minutes

Bank Station
14 minutes

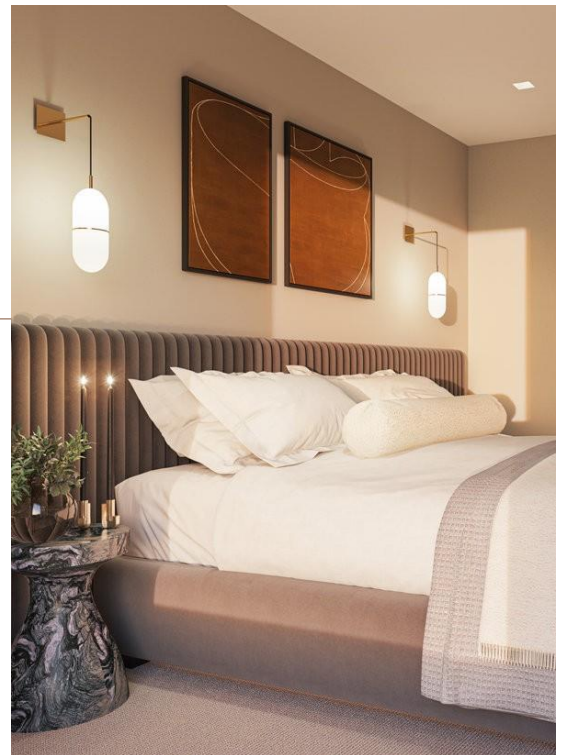
Liverpool Street Station
15 minutes

Airports

Heathrow Airport
35 minutes

London City Airport
45 minutes

Gatwick Airport
50 minutes



Investing in London

Only a few minutes walk from Paddington Station and the new Crossrail link, prices are expected to rise substantially once this opens due to the access it gives both to the City and east London as well as to Heathrow and the west. Little Venice is a location we believe to be undervalued and foresee a strong price growth in the upcoming few years.

The acute housing undersupply issue in Greater London will be exacerbated by C19 with new housing starts falling to an average of 12,500 pa over the next 5 years, compared with a housing need for 52,000 homes pa. This will underpin price and rental growth in the UK Capital.

As values remain 21% below their previous 2014 peak, property here looks good value and has done for some time. Prices also remain competitive in a global context – buy, hold and sell costs are lower than many comparable prime locations around the world.

Prime Central London Market Forecasts

19.5 - 25%

SALES PRICE GROWTH
FORECAST

*(cumulative, until 2025)
Source: JLL, Savills, Knight Frank*

14%

RENTAL GROWTH FORECAST

*(cumulative, until 2025)
Source: JLL*

Comparable Sales



No.	Development	Avg £/sqft (2 Bed)
1	Venice Court	£1,202
2	Lyons Place	£1,452
3	West End Gate	£1,712
4	Twenty Five	£1,970
5	One Molyneux St.	£2,309



Contact

If this investment opportunity is of interest, then get in touch with us and we will send over the detailed information with everything you need in order to make an informed decision.

Make use of your dedicated and experienced Investment Consultant with no pressure from us, just unbiased advice. Let us know your questions/concerns.

Ryan Dougan

+974 4433 6100 | +974 5533 3901 (WhatsApp) | +44 (0) 730 939 1048 (WhatsApp)
rdougan@alfordhughes.com