

# FREEHOLD 16-FLAT BLOCK & COMMERCIAL IN WEMBLEY HA9

<https://palaceauctions.com>

Wembley Park,  
Wembley, UK



Guide Price €4,750,000 | 7%  
30%+ Break-Up Margins | £4,750,000

Below is the comprehensive look at a freehold 16-flat block with a commercial unit in Wembley HA9, guide price £4,750,000, offering ≈7% stabilized net yield and 30%+ break-up margin potential. Firstly, the Wembley HA9 mixed-use block presents a rare below-market acquisition for investors seeking stable income and value uplift. Secured at £447/ft<sup>2</sup> NIA, this freehold block of [...]

- london investment apartment, mixed commercial and resi
- for sale off market, mixed commercial and resi
- for sale off market



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## Category

**Apartments:** yes

**Land with Development:** -

**HMO investment:** -

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** yes

**Below Market value:** yes

**Off market property:** yes

**House:** no

**Investment property:** yes

**Commercial property:** yes

**Other Real estate:** yes

**Value add opportunity:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** 626 sq ft (987 sqm), ☐ Close to Union Park and new communal gardens, ☐ 16 self-contained flats + 1 ground-floor commercial unit, ☐ Scope for title splitting with 30%+ break-up margin potential, ☐ Stabilized net yield: ~7% (annual net income ~£332500), ☐ Total NIA: ~10, ☐ Freehold title under SPV, ☐ 5 min walk to Wembley Park Station (Jubilee & Metropolitan lines), ☐ 8 min walk to Wembley Stadium Station (Chiltern Railways), ☐ Adjacent to London Designer Outlet Boxpark and Wembley Stadium

