

**Nightingale Partners Ltd**

**Registered Office:  
38 Berkeley Square, London, W1J 5AE**

**TELEPHONE: + 44 207 399 0640  
FACSIMILE: + 44 207 399 0641  
EMAIL: [rp@nightingalepartners.com](mailto:rp@nightingalepartners.com)**

*17<sup>th</sup> January 2011*

**95-101 Westbourne Grove, London, W2**

The freehold interest in 95-101 Westbourne Grove has been sold by a private overseas client of Nightingale Partners and James Andrew International to a private UK investor client of Anthony Filer and Co.

The purchase price of £2.735 million represented a net initial yield of approximately 6.00%.

The property is situated on Westbourne Grove, and comprises a parade of four retail units arranged over ground and lower ground floors, together with ten residential flats on the first to third floors which have been sold off on a long lease at a peppercorn. The property provides 4,192 sq ft (389.4 sq m) of retail accommodation. The four leases contain expiries between 2014 and 2018, and produce a rental income of £174,100 per annum.

The vendor was advised by joint agents Nightingale Partners and James Andrew International, whilst the purchaser was represented by Anthony Filer and Co.

For further information please contact:

**Nightingale Partners**

Richard Pope (020 7399 0640)  
E: [rp@nightingalepartners.com](mailto:rp@nightingalepartners.com)

Or

**James Andrew International**  
Andrew Soning (020 7317 1583)  
E: [ams@jamesandrew.co.uk](mailto:ams@jamesandrew.co.uk)