

How to save £1m in ten years

Buy a detached Edwardian house in Cadogan Gardens, off Sloane Street, and you could save yourself more than £1m in rent over a 10-year period.

With a freehold value of around £17m, the house is on the market at less than £4m as it has an unenfranchisable lease. It can be renewed to another 10 years when relevant but no further.

The 6410 sq ft house has five floors of space including five bedrooms (three with en suite dressing room and bathroom), reception room, dining room, gym and games room, and a staff flat. It also has a patio and separate garage.

"For those looking to rent a property of this size, this property actually represents a very good investment opportunity, as they would save over £1m in rent over the 10 years," said estate agent Seamus Wylie of Ayrton Wylie.

"This figure doesn't even factor in that most rents have a provision for rent to increase annually with RPI, which is currently around four per cent. If capital values increase as they are currently, then they also have the added bonus of the property increasing in value over the 10-year period, whereas those that rent obviously get no uplift at all."

The property has come onto the market as the current owners are relocating back to the USA.

Cadogan Gardens, Knightsbridge SW3, £3.95m, £9500 week rental, Ayrton Wylie 020 7730 4628

"For those looking to rent a property of this size, this property actually represents a very good investment opportunity"

Seamus Wylie, Ayrton Wylie

