

www.squiresestates.co.uk
SALES • LETTINGS • MANAGEMENT



Hendon Lane, London, N3 1RT

£450,000 - Leasehold

Currently arranged as a 4 room HMO (with a maximum of 5 occupiers), is this large period flat located above shops close to Finchley Central on Hendon Lane. The owners have had an HMO licence since 2018, and has a current income of £29760 per annum. Large separate kitchen with balcony. 2nd floor.
Chain free purchase.

Lease: Approx. 89 years remaining

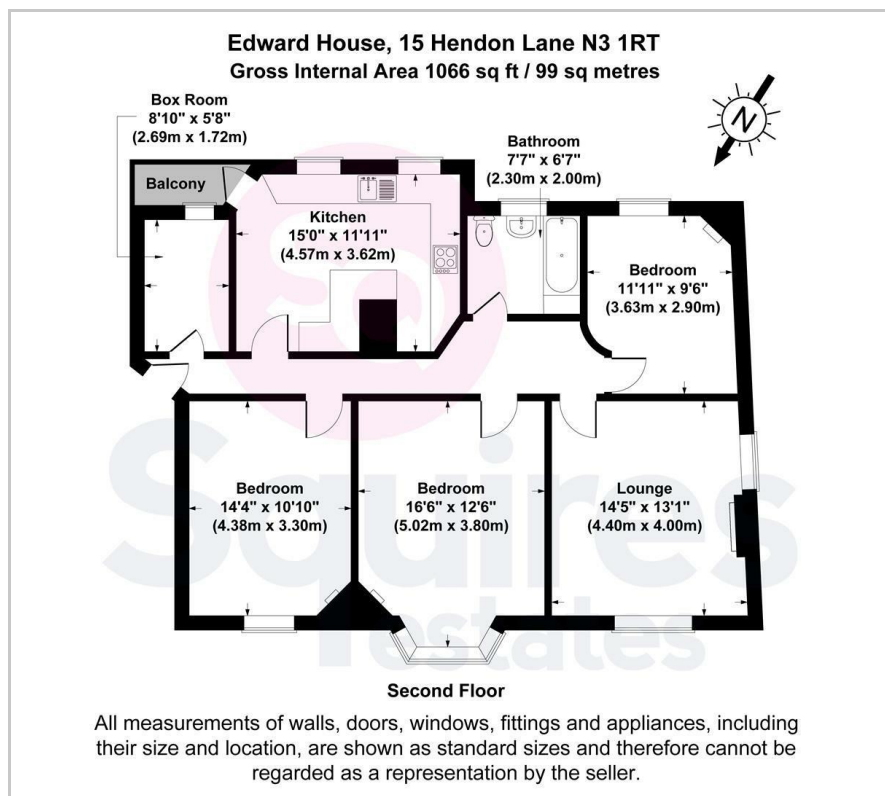
Ground Rent: £10 per annum

Service Charge: Approx. £592.56 per annum plus £600 building insurance

- 4 room HMO
- Current income £2480 per month
- Over 1000 square foot
- Fantastic location
- Period flat
- Located above shops
- Council tax band D
- Chain free



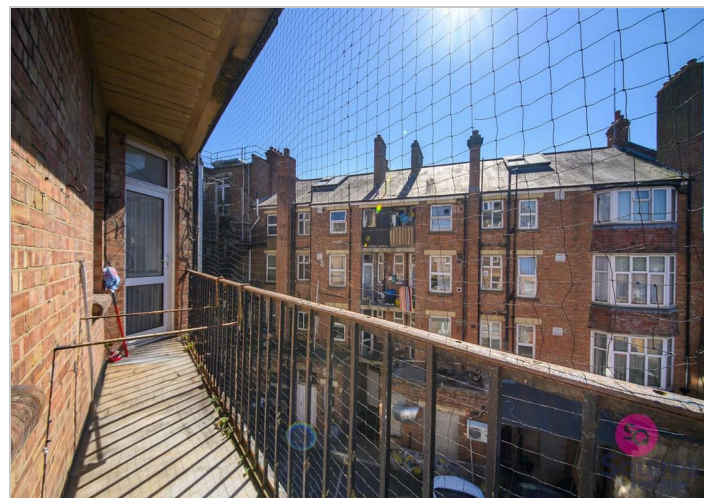
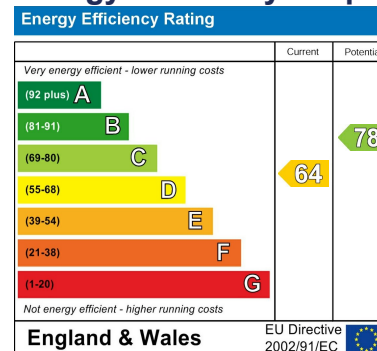
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Finchley Branch

181a Squires Lane,
Finchley,
London N3 2QS
Tel 020 8343 2111

Hendon Branch

16 Central Circus Parade,
Queens Road, Hendon,
London NW4 3AS
Tel 020 8202 0808

Mill Hill Branch

7 Thornfield Parade,
Holders Hill Road, Mill Hill,
London NW7 1LN
Tel 020 8349 3030

