



LDG

LYMINGTON ROAD  
West Hampstead  
£5,300,000 STC

**UNBROKEN FREEHOLD  
BUILDING**

Comprising of 19 self contained C3 apartments



Lymington Road













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC available upon request

**ADDRESS**

Lymington Road, London

**POSTCODE**

NW6 1HY

**THE SPACE**

Moments from the amenities and transport links of West End Lane, this unbroken Freehold house comprising 19 self contained apartments finished to a high specification and access to gardens has become available in this highly desirable location in West Hampstead. Currently rented out and producing £301, 800 per annum, this building would be of interest to investors, family offices and buyers looking for long term rental income.

This property resides just to the west of the Finchley Road and north of West Hampstead station which sits at approximately 0.2 miles. Well connected, it benefits easy access to the national road network, as well as excellent local Underground and Overground services to the City, West End and further afield. Lymington Road is an attractive residential street, ideally located for all the the fabulous amenities, shops, bars and restaurants that West Hampstead has to offer.

**ACCOMMODATION****& FEATURES**

- 19 self contained apartments
- C3 use
- Attractive period building
- Current rental income £301,800 pa
- Freehold
- Each apartment zoned for council tax
- Fantastic location, close to all amenities
- Good size garden to rear
- Out building housing washing machines and storage
- Current ERV of 350k represents an yield uplift to 6%

**PRICE**

£5,300,000, subject to contract

**TENURE**

Freehold

**COUNCIL TAX**

Camden Band

**RESIDENTS PARKING**

TBC

**ON YOUR DOORSTEP**

Banana Tree

Rosa's Thai

Gail's Bakery

Alice House

The Gallery

**COMMUTE**

West Hampstead Station

Finchley Underground Station

West Hampstead Hockey Club



DESCRIPTION	SQ M	SQ FT	DESCRIPTION	SQ M	SQ FT
Flat 1	34.62	373	Flat 12	20.98	226
Flat 2	28.64	308	Flat 13	18.57	200
Flat 3	22.25	239	Flat 14	17.75	191
Flat 4	20.95	226	Flat 15	16.40	177
Flat 5	24.26	261	Flat 16	26.10	281
Flat 6	19.43	209	Flat 17	20.77	224
Flat 7	25.13	270	Flat 18	15.61	168
Flat 8	27.15	292	Flat 19	17.51	188
Flat 9	29.23	315	Laundry	15.00	161
Flat 10	16.51	178	<b>Total IPMS 3B AREA (and GIA)</b>	<b>436.58</b>	<b>4.699</b>
Flat 11	19.72	212			

Area measured in square metres and has been converted into square feet using a conversion factor of 10.7639.



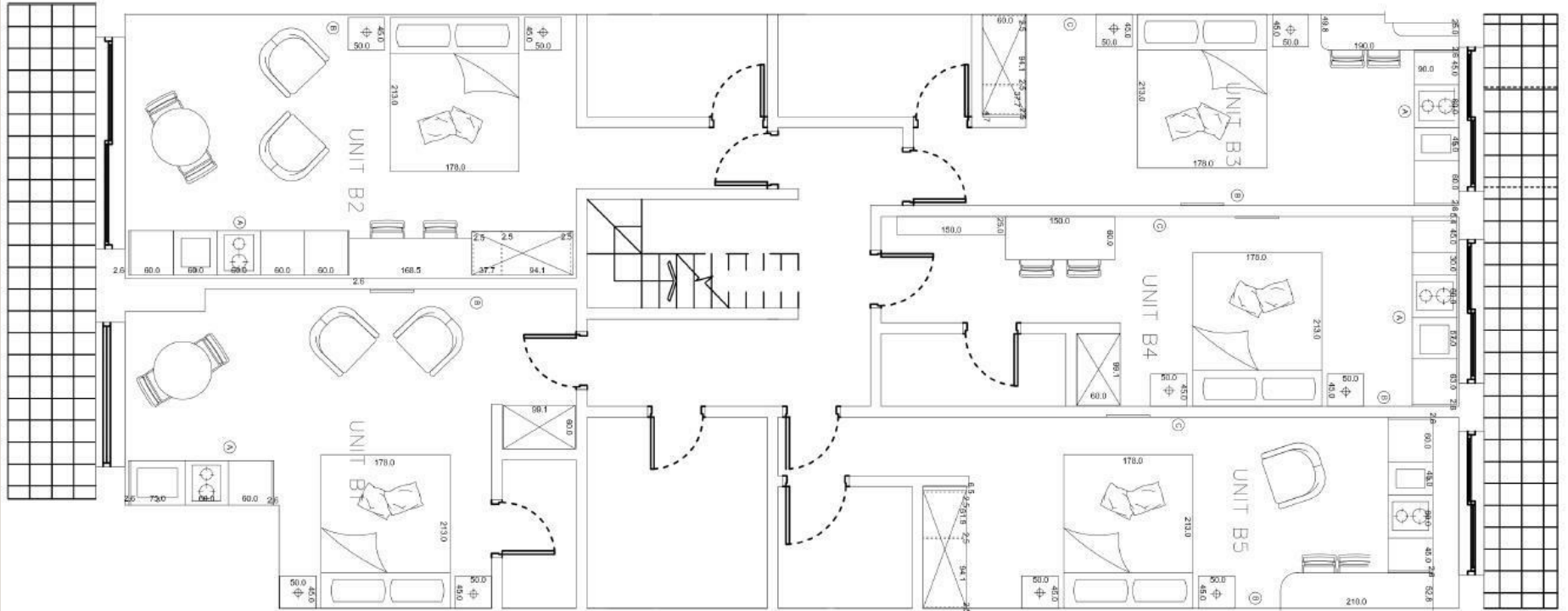


Tenancy Schedule

Apartment	Size m2	Rental / Month	Duration	Commencement Date	Expiry
1	34.62	£1,450	12 months	01/08/2022	31/07/2023
2	28.64	£1,100	36 months	15/03/2021	14/03/2024
3	22.25	£1,350	3 months	01/06/2023	01/09/2023
4	20.95	£1,500	24 months	24/09/2022	23/09/2024
5	24.26	£1,350	18 months	25/04/2022	24/10/2023
6	19.43	£1,300	24 months	06/02/2023	05/02/2025
7	25.13	£1,250	36 months	17/03/2021	16/03/2024
8	27.15	£1,500	12 months	05/05/2023	05/05/2024
9	29.23	£1,600	12 months	28/04/2023	28/04/2024
10	16.51	£1,250	18 months	05/05/2022	05/11/2023
11	19.72	£1,250	18 months	22/04/2022	22/10/2023
12	20.98	£1,400	18 months	01/05/2022	01/11/2023
13	18.57	£1,300	12 months	24/08/2022	23/08/2023
14	17.75	£1,200	9 months	26/11/2022	28/08/2023
15	16.4	£1,100	24 months	10/08/2021	28/08/2023
16	26.1	£1,800	48 months	01/12/2019	01/12/2023
17	20.77	£1,250	24 months	07/03/2022	06/03/2024
18	15.61	£1,200	30 Months	10/09/2021	10/03/2024
19	17.51	£1,000	36 months	01/02/2021	31/01/2024

£25,150 pcm  
£301,800 pa

# Plans LG

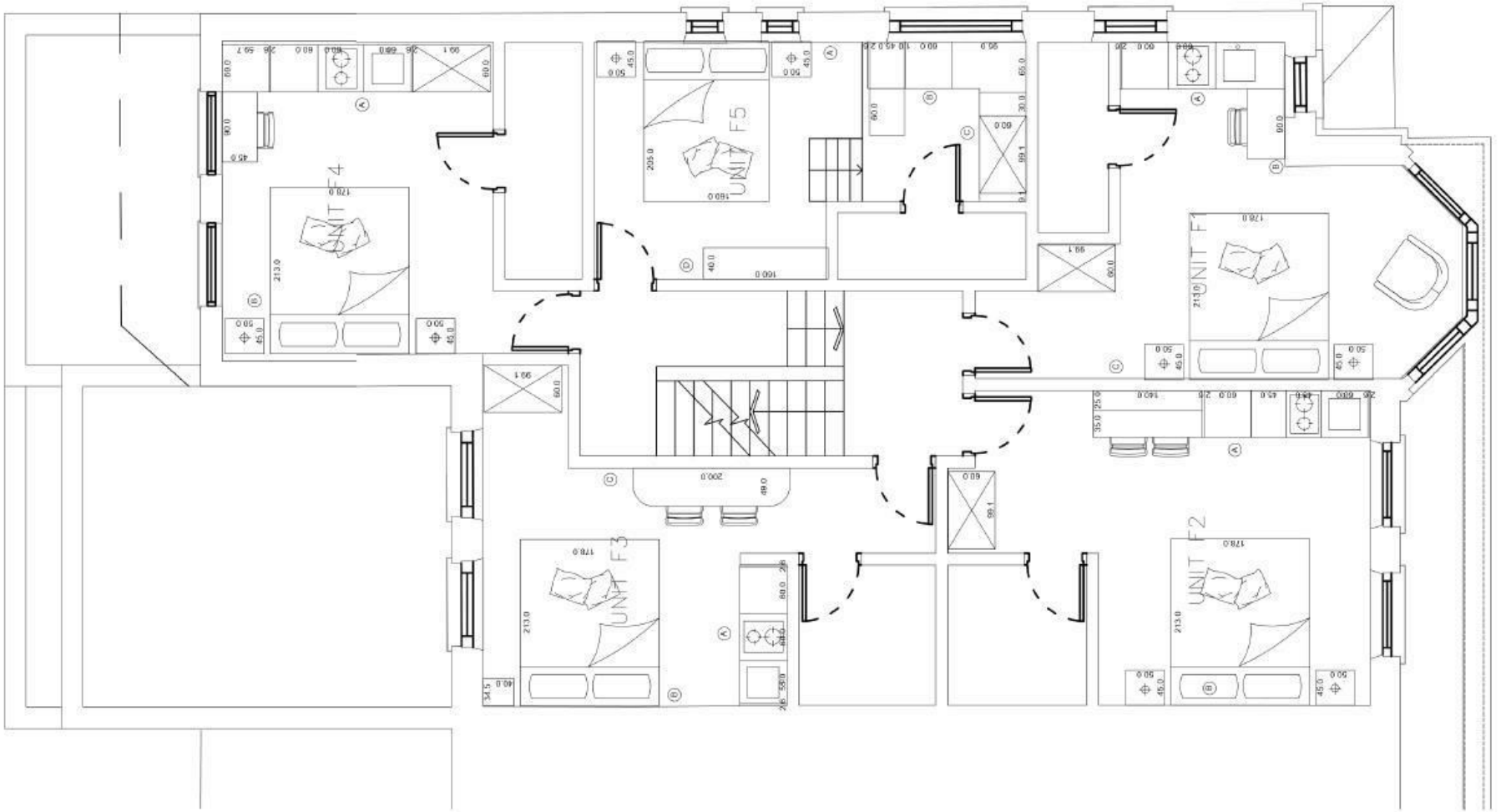


Lower Ground Floor



# Plans 1st

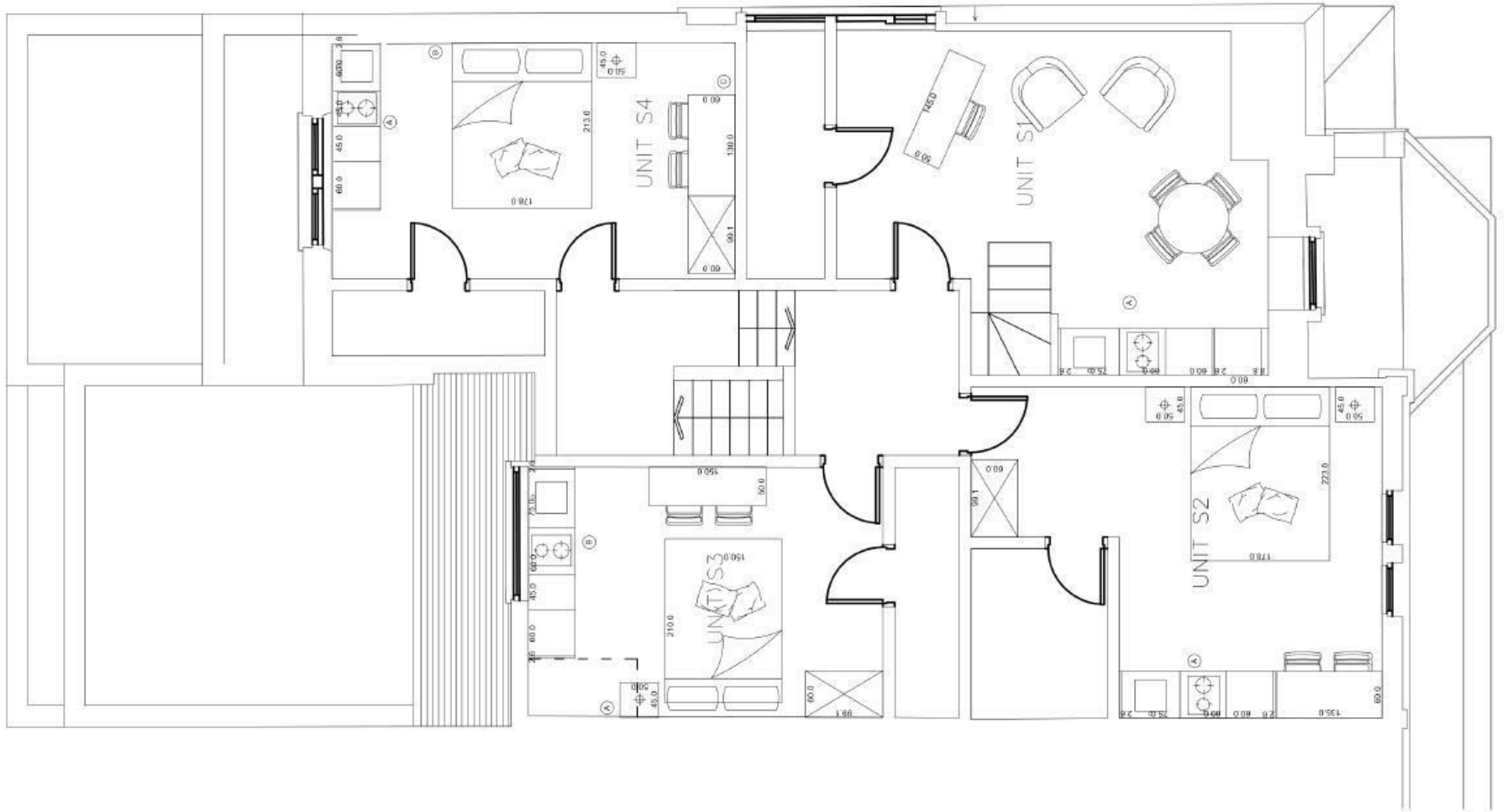
Floor Plan



First Floor

# Plans 2nd

Floor Plan

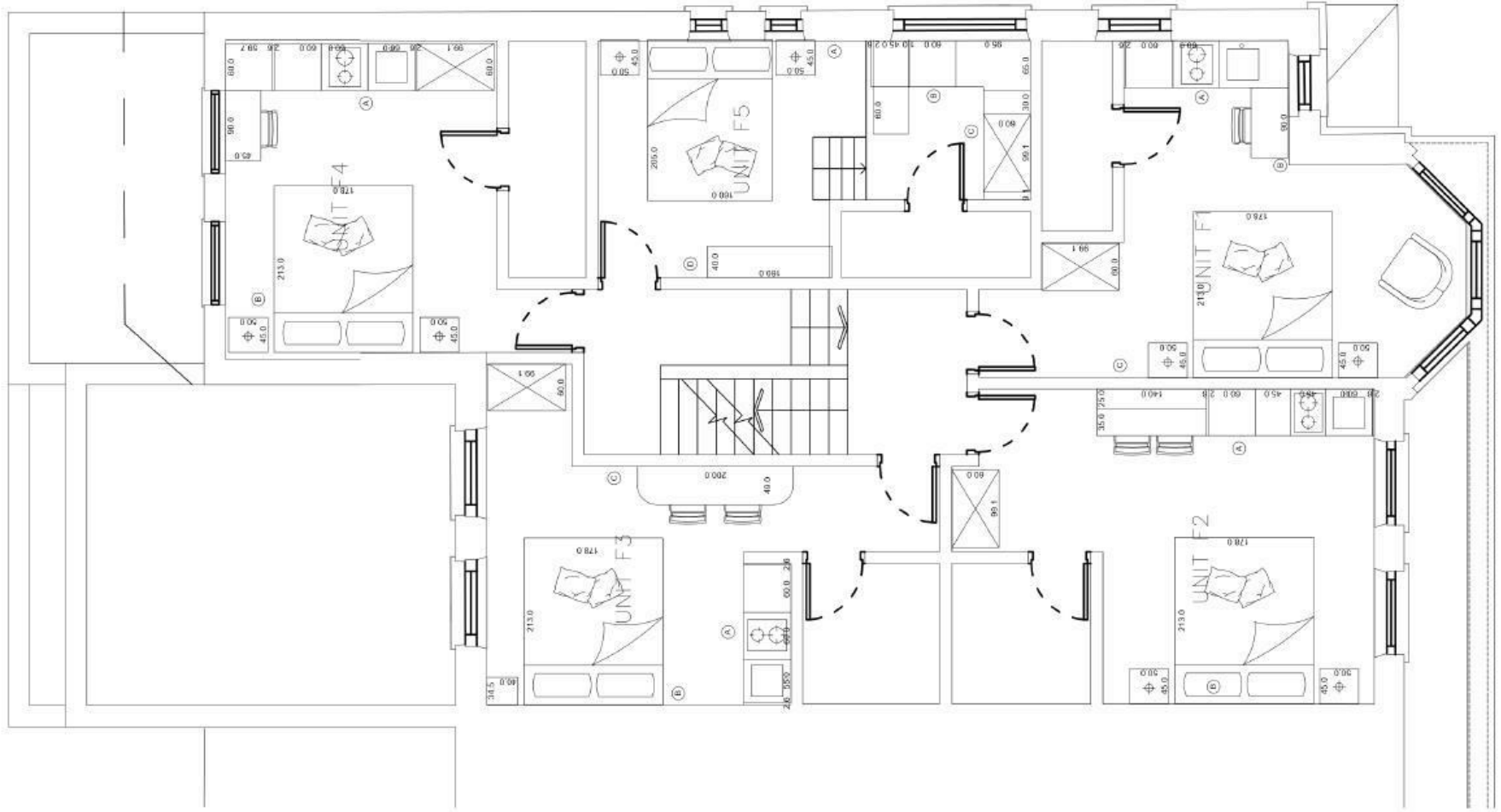


Second Floor



# Plans G

Floor Plan



Ground Floor

Ready to talk?



**DANIEL  
CASTLE**

DD: 020 7290 0590  
M: 07502 224 861  
E: daniel@ldg.co.uk



**DAVID  
CALDEIRA**

DD: 020 4513 6756  
M: 07368 333 545  
E: david@ldg.co.uk



**HARRISON  
EAGLES**

DD: 020 7290 0599  
M: 07940 930 930  
E: harrison@ldg.co.uk

LDG | [www.ldg.co.uk](http://www.ldg.co.uk)  
53 Great Titchfield Street  
London, W1W 7JP

**Lymington Road**

