

545 FINCHLEY
ROAD

LONDON, NW3

FULLY LET FREEHOLD
ZONE 3 RESIDENTIAL HMO
INVESTMENT / DEVELOPMENT OPPORTUNITY

FOR SALE ON BEHALF OF JOINT LPA RECEIVERS

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Fully let residential HMO investment opportunity located in North London.
- Centrally located just 4.8 miles from London's West End.
- Attractive detached period property, arranged over ground and two upper floors.
- Comprising 11 residential units (9 self-contained and 2 non-self-contained).
- Producing £164,972.52 pa.
- 3,166 sqft / 294.1 sqm GIA.
- Offers are invited for the freehold interest.



LOCATION

The subject property is located in West Hampstead, within the London Borough of Camden.

The north end of Finchley Road (A41), it is closely bounded to Hampstead to the north-east, Swiss Cottage to the east, South Hampstead to the south-east and Kilburn to the west.

The immediate surrounding area is mainly residential with numerous popular shops, restaurants, cafes and bakeries concentrated on the northern section of West End Lane and around West End Green.

West Hampstead is strategically located close to numerous transport hubs, and is served by three stations: West Hampstead on the Jubilee line, West Hampstead Overground station and West Hampstead Thameslink station.

In terms of road transport links, the subject property lies on the major thoroughfare of the A41 which links into Central London to the south and Bicester via Aylesbury to the north.

Finchley Road is also well served by numerous and regular bus services running along Finchley Road.

In terms of public open spaces, Hampstead Heath, Golders Hill Park, Primrose Hill and Regent's Park provide a range of recreational and sporting facilities.



CONNECTIVITY

Journey times into Central London:

19
min
Camden Town 

20
min
Bond Street 

27
min
Marylebone 

26
min
Kings Cross St Pancras 

27
min
Euston 

29
min
Tottenham Court Road 

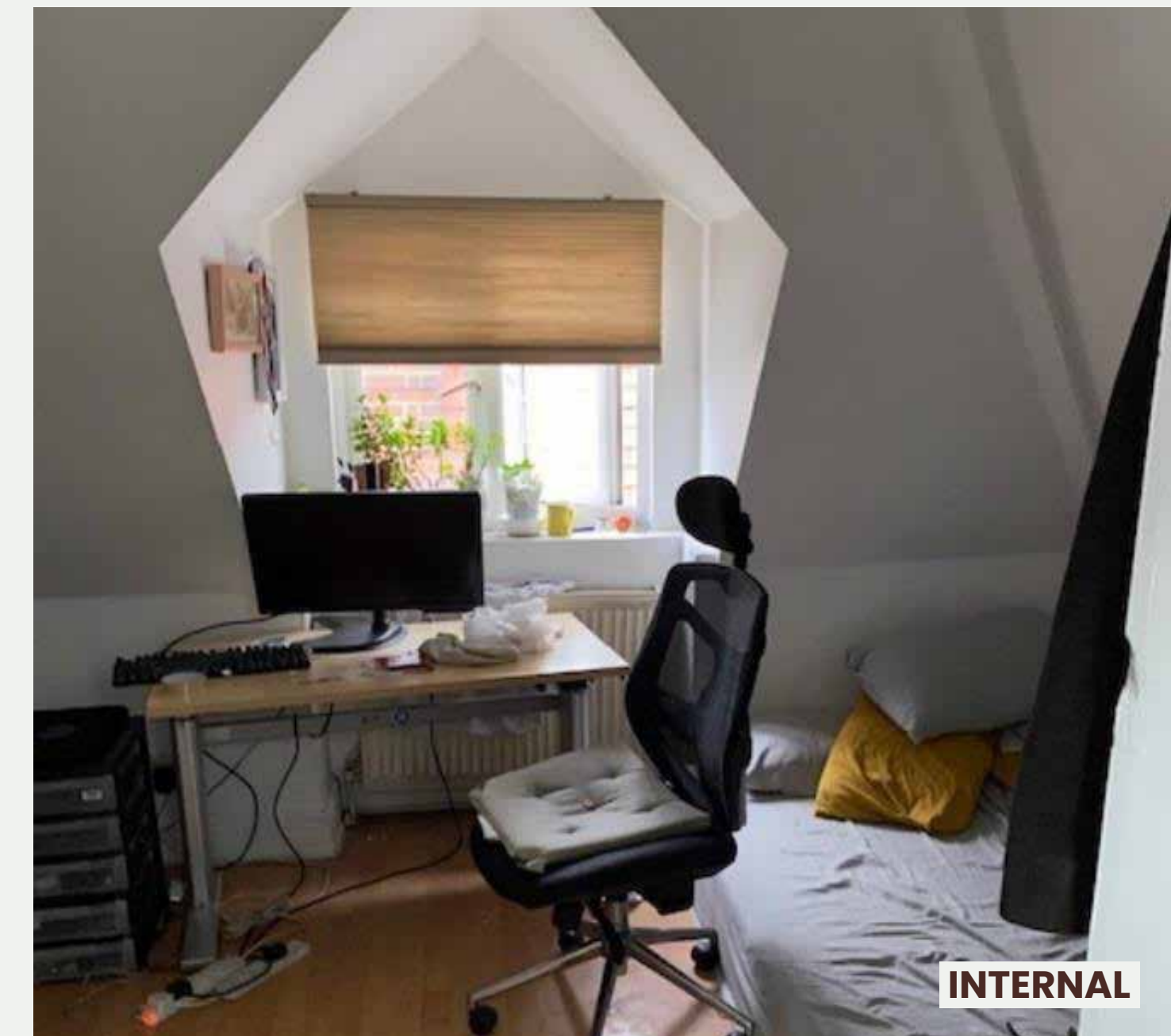
DESCRIPTION

The subject property comprises a detached period house, which has been converted to create 9 self-contained studio flats with a further two non-self-contained units.

The building is arranged over ground and two upper floors. Studio 4 has independent access from the side of the property with the other units sharing a communal entrance.

There is a communal entrance to the building. On the ground floor are three studio flats with stairs to the upper floors. Studio 4 has its own private entrance to the side of the building.

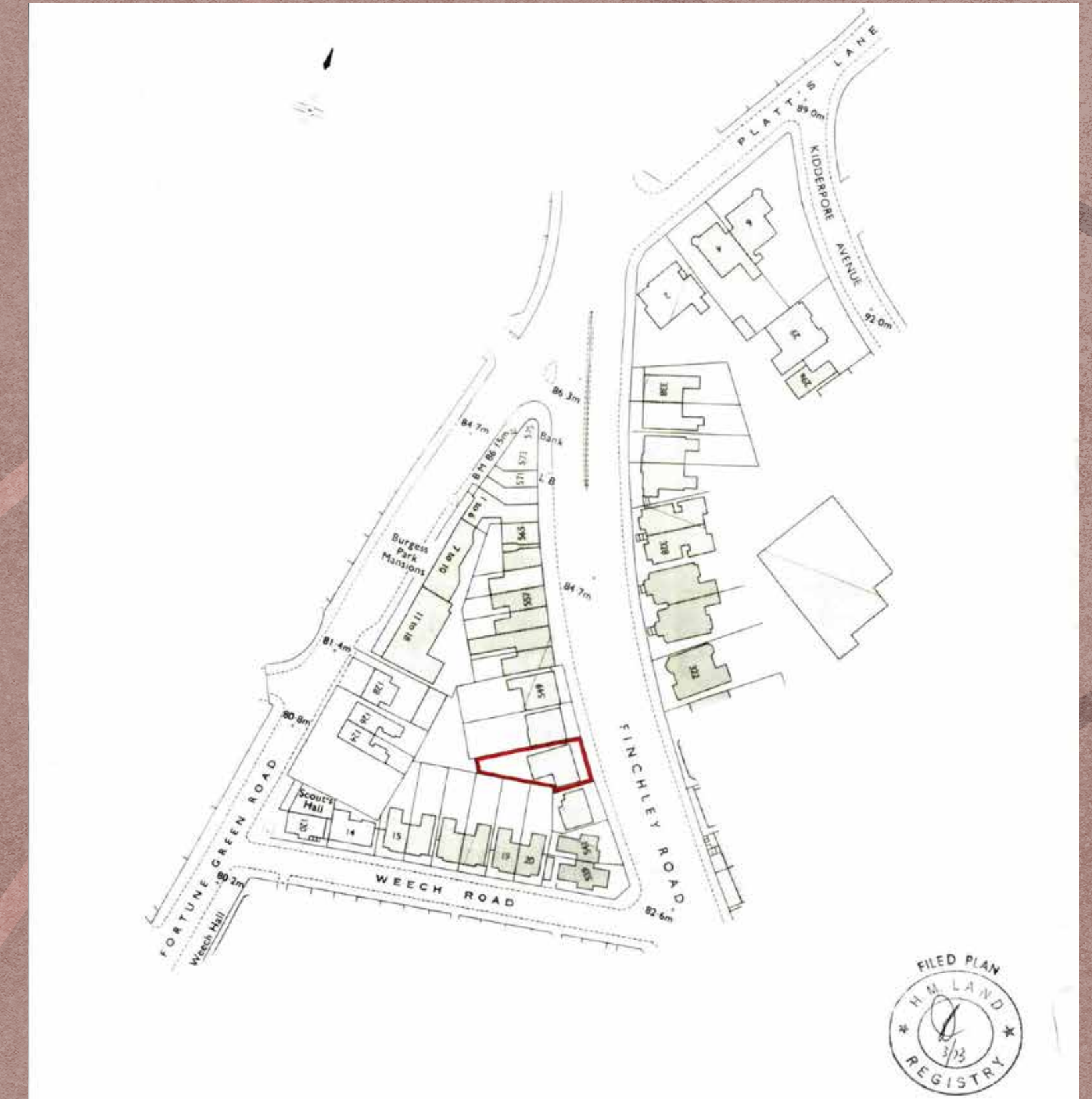
The first floor comprises 3 self-contained studios and 2 non-self-contained units (units 5 and 8). The final two studios are presented on the second floor.



TENANCY SCHEDULE

Flat	Floor	Accomodation	Lease Start Date	Lease End Date	Current Rent (PA)
Flat 1	Ground	Studio	16/04/2020	15/04/2021	£14,183.52
Flat 2	Ground	Studio	15/04/2021	14/04/2022	£15,365.52
Flat 3	Ground	Studio	27/03/2021	26/03/2022	£16,080
Flat 4	Ground	Studio	03/04/2022	03/04/2024	£15,365.52
Flat 5	First	Room with WC & kitchenette-separate shower	27/01/2021	27/01/2022	£13,680
Flat 6	First	Studio	16/04/2020	15/04/2021	£14,183.52
Flat 7	First	Studio	04/10/2022	03/10/2023	£15,365.52
Room 8	First	Room with kitchenette-separate communal bathroom	16/04/2020	15/04/2021	£14,183.52
Flat 9	First	Studio	04/03/2021	04/03/2022	£16,200
Flat 10	Second	Studio	02/08/2022	01/08/2023	£15,365.0
Flat 11	Second	Studio	06/01/2023	05/01/2024	£15,000
Total					£164,972.52

TENURE



The asset is held Freehold, under Title Number: LN108714

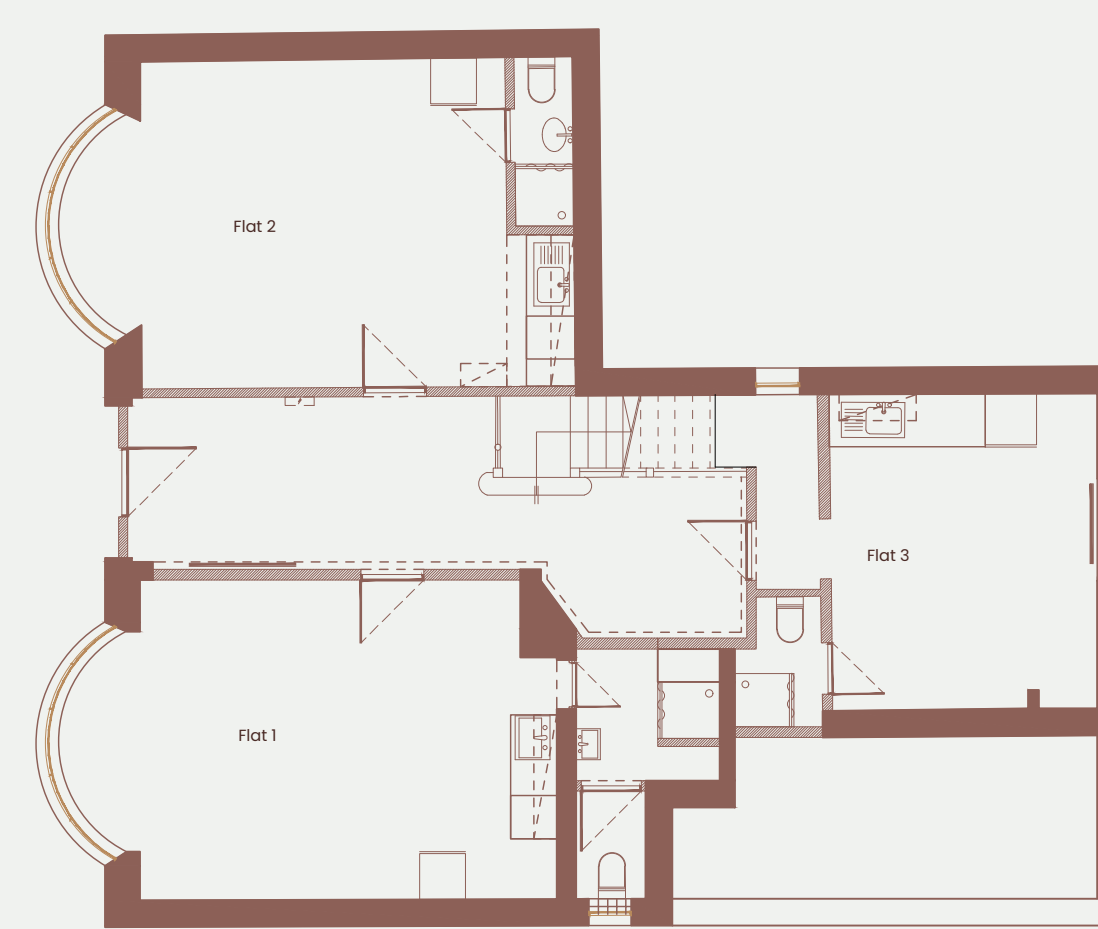
ACCOMMODATION

Unit	Floor	Accomodation	NSA (sq. ft)	NSA (sq. m)
Flat 1	Ground	Studio	325	30.2
Flat 2	Ground	Studio	288	26.8
Flat 3	Ground	Studio	210	19.5
Flat 4	Ground	Studio	108	10.04
Flat 5	First	Room with WC & Kitchenette-separate shower	136	12.6
Flat 6	First	Studio	130	12.1
Flat 7	First	Studio	228	21.2
Room 8	First	Room with kitchenette-separate communal bathroom	126	11.7
Flat 9	First	Studio	286	26.6
Flat 10	Second	Studio	330	30.7
Flat 11	Second	Studio	352	32.7
Total			2,519	234.14

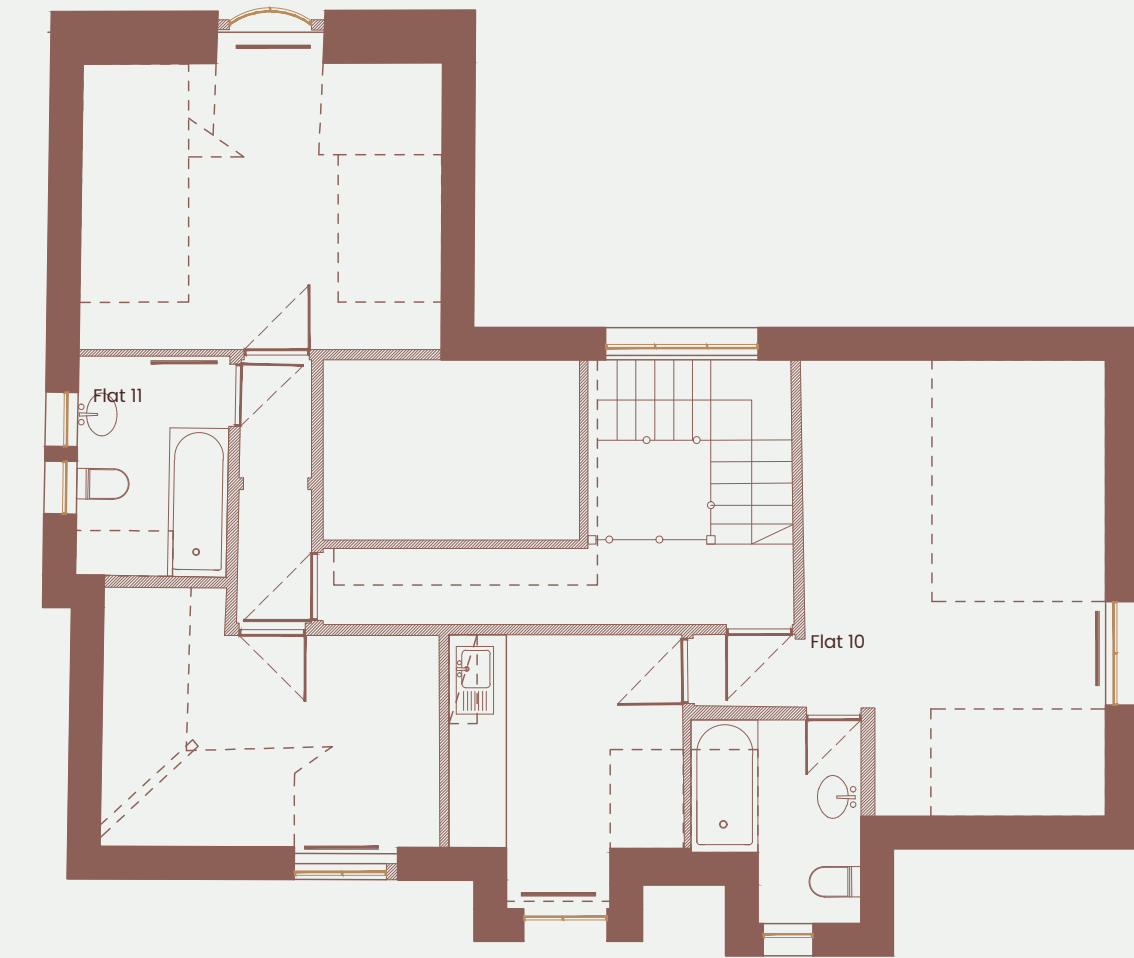
The above information is indicative and is not to be relied upon. All interested parties are encouraged to make their own enquiries.

FLOOR PLANS

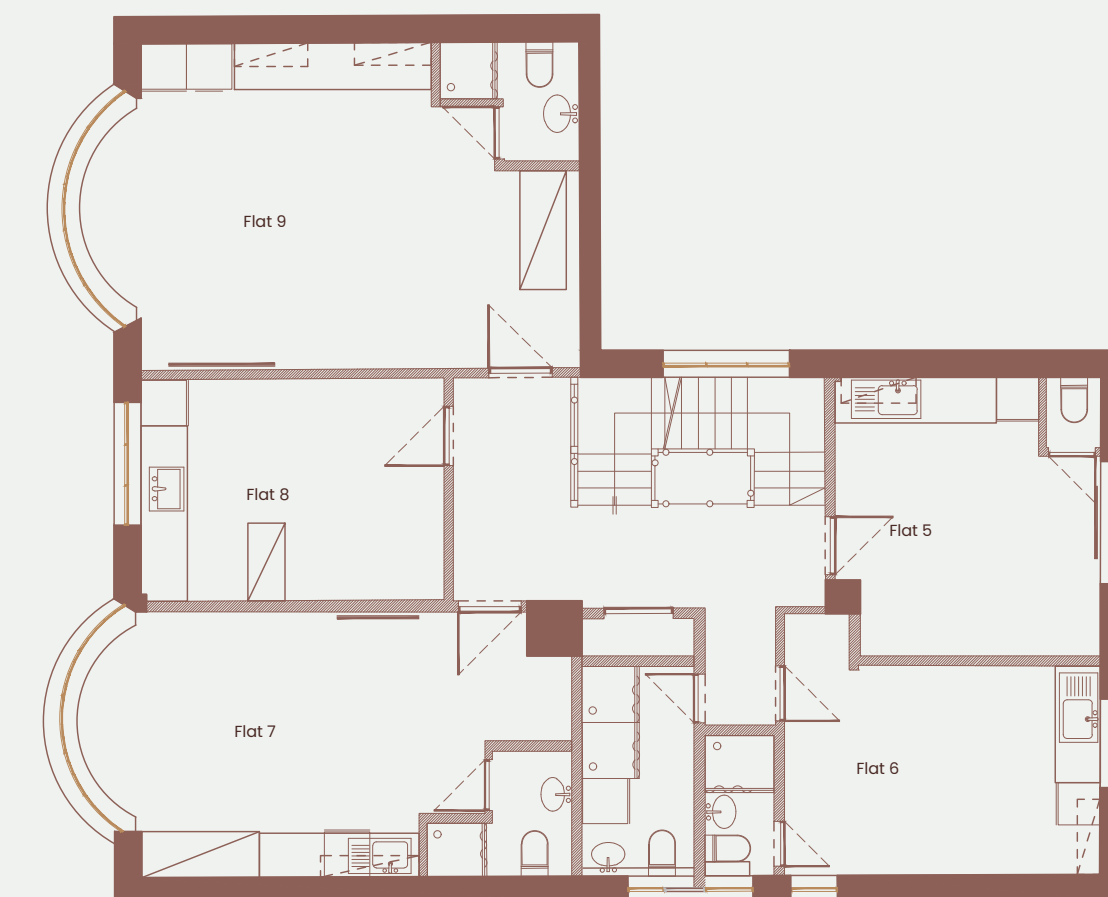
Not to scale.



Ground Floor - 1,072 sq.ft



First Floor - 1,211 sq.ft



Second Floor - 883 sq.ft

FURTHER DETAILS

Offers are invited for the benefit of the Freehold Interest.

PRICE

Upon Application.

EPCs

Available Upon Request.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

The Receiver and their agents accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.
April 2024.

CONTACTS

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