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10 Lymington Road

West Hampstead, London NW6

UNBROKEN FREEHOLD
RESIDENTIAL INVESTMENT

For Sale

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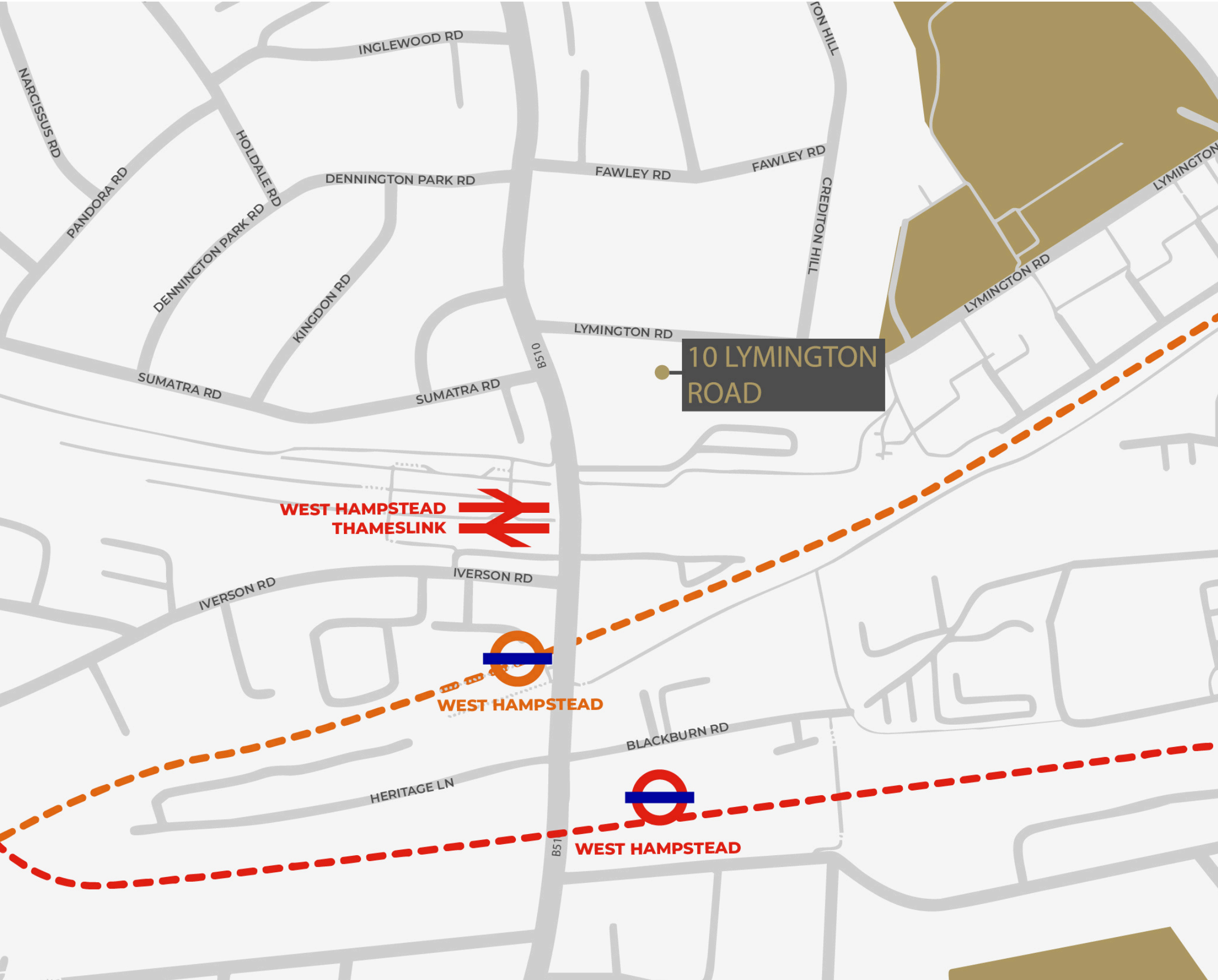
ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Rare opportunity to acquire an income producing unbroken freehold of 19 self-contained studio C3 apartments, located in West Hampstead
- The substantial residential dwelling extends 4,538 sqft (GIA) and generates a rental income of £322,800pa
- All apartments are finished to a best-in-class specification. All benefiting from a secure rear garden, a private garden room and a communal laundry facility
- The property is situated on Lymington Road, between Finchley Road and West Lane and is within a 10-minute walk to three underground stations: **West Hampstead Station** (Jubilee, Overground Thames Link), **Finchley Road Station** (Jubilee & Metropolitan Lines), **West Hampstead Thameslink**
- Offers in excess of £4,500,000 (stc) are invited for the freehold interest, reflecting a gross yield of 7.1%



LOCATION & CONNECTIVITY



BY FOOT



- West Hampstead Thameslink ➡ 2 min
- West Hampstead ⦿ 4 min
- West Hampstead ⦿ 5 min

Lymington Road sits within West Hampstead, one of North London's most affluent suburbs, positioned in the middle of the well-known Finchley Road and West End Lane. The property is fortunately located within walking distance to an array of amenities that local residents benefit from. These include, but are not limited to: Banana Tree, Rosa's Thai, Gail's Bakery, Alice House and The Gallery.

The property is also conveniently located for commuters, being within an approximate 5-minute walk to three separate stations, the connectivity of this property is what really sets itself apart. These stations are: **West Hampstead Station** (Jubilee, Overground Thames Link), **Finchley Road Station** (Jubilee & Metropolitan Lines), **West Hampstead Thameslink**.



DESCRIPTION

10 Lymington Road is a stunning unbroken freehold of 19 high-specification self-contained studio apartments fully tenanted on ASTs.

Residents benefit from access to a secure garden, a private garden room and a communal laundry facility, creating a community-focused environment to enhance its tenant appeal.

The property comprises a detached residential property arranged over lower ground, ground and two upper floors, with a total GIA of 4,538 sqft. Access is via two pedestrian gates, with an additional alleyway down the right-hand side of the building providing direct access to the rear garden and the entrance of Flat 19.

All apartments are finished to a consistent high standard, featuring:

- Laminated flooring
- Tiled shower rooms
- Electric induction hobs
- Underfloor heating
- Individual heating controls

This is a rare opportunity to acquire a high-quality investment property in the affluent West Hampstead area, offering strong rental demand and superb connectivity.



APARTMENT 18



APARTMENT 14



APARTMENT 9



APARTMENT 7



APARTMENT 17

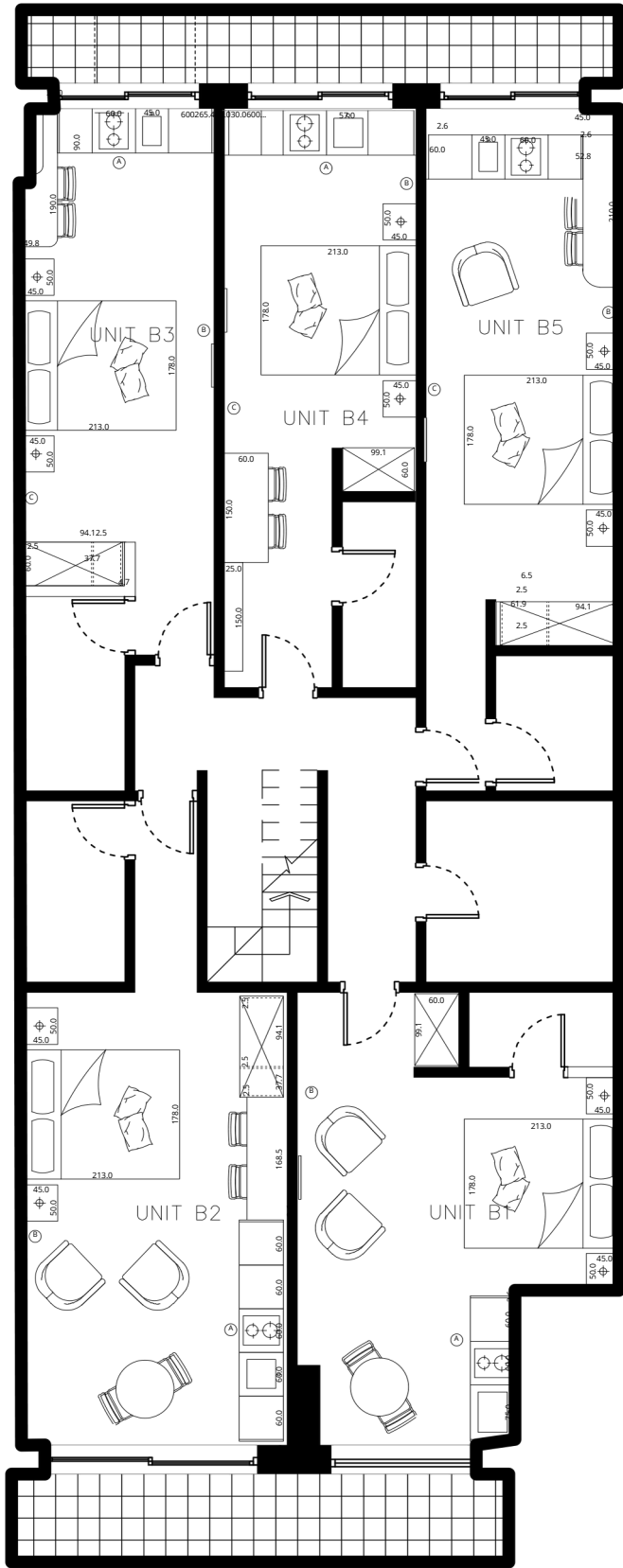
TENANCY & ACCOMODATION SCHEDULE

Apartment	Size (sqft)	Size (sqm)	Rental (pcm)	Duration	Move In	Move Out
App 1	373	34.62	£1,600	1 year	01/07/2024	30/06/2025
App 2	308	28.64	£1,200	4.5 years	15/03/2021	14/09/2025
App 3	239	22.25	£1,500	1 year	01/08/2024	01/08/2025
App 4	226	20.95	£1,500	1 year	01/01/2025	31/12/2025
App 5	261	24.26	£1,500	1 year	10/08/2024	10/08/2025
App 6	209	19.34	£1,400	3 years	01/02/2023	01/02/2026
App 7	270	25.13	£1,300	5 years	17/03/2021	17/03/2026
App 8	292	27.15	£1,600	2 year	05/05/2023	05/05/2025
App 9	315	29.23	£1,600	1 year	28/04/2024	28/04/2025
App 10	178	16.51	£1,350	1 year	11/12/2024	10/12/2025
App 11	212	19.72	£1,350	1 year	23/02/2025	23/02/2026
App 12	226	20.98	£1,400	1 year	14/01/2024	14/07/2025
App 13	200	18.57	£1,300	2 years	25/08/2022	24/02/2025
App 14	191	17.75	£1,400	1 year	28/01/2024	27/01/2026
App 15	177	16.40	£1,200	4 years	26/08/2021	30/06/2025
App 16	281	26.10	£1,800	1 year	01/08/2024	01/08/2025
App 17	224	20.77	£1,450	1 year	20/08/2024	20/08/2025
App 18	168	15.61	£1,450	1 year	05/08/2024	05/08/2025
App 19	188	17.51	£1,000	4 years	01/02/2021	31/07/2025
Total	4,538	421.58	£26,900			
			£322,800			

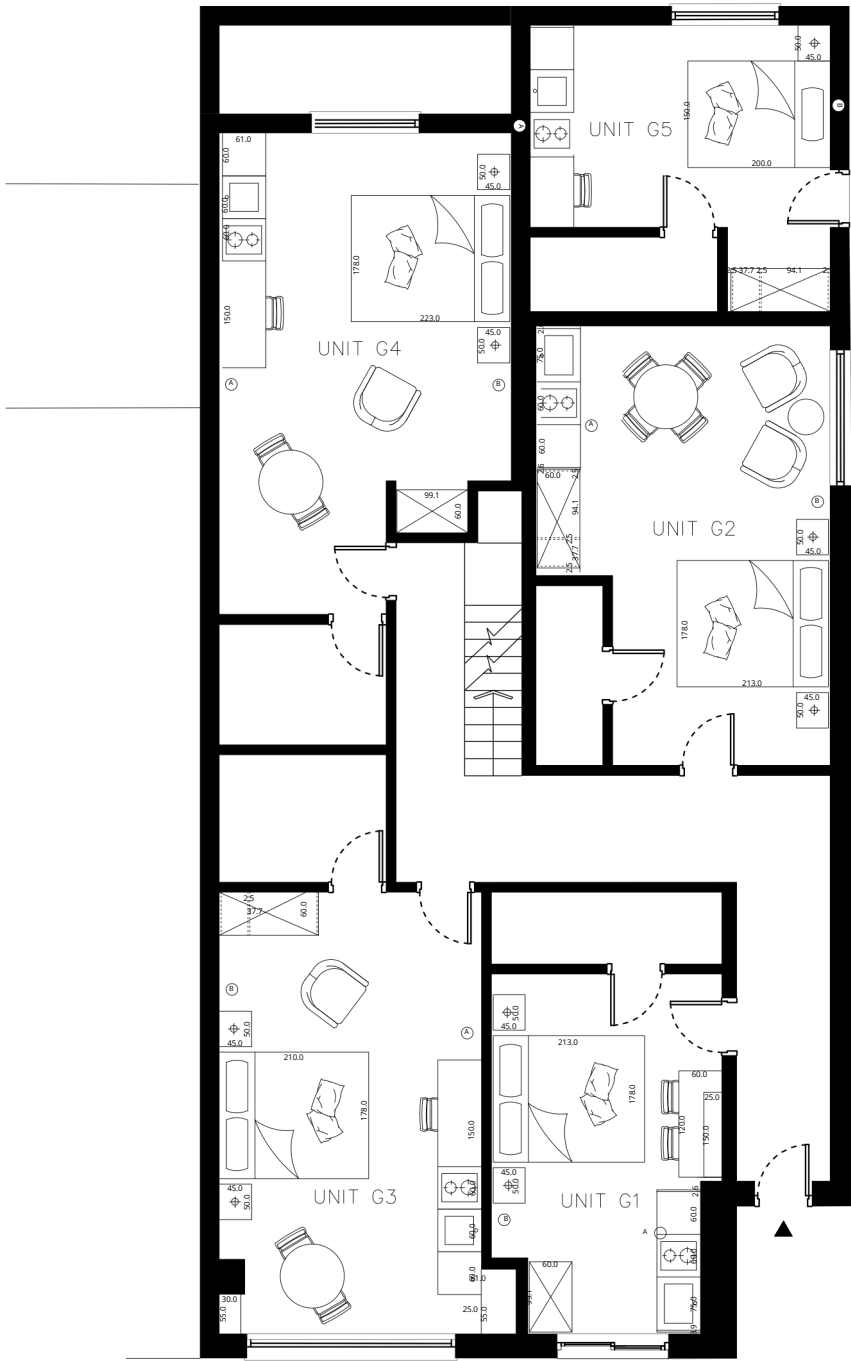
FLOOR PLANS

Not to scale.
For indicative purposes only.

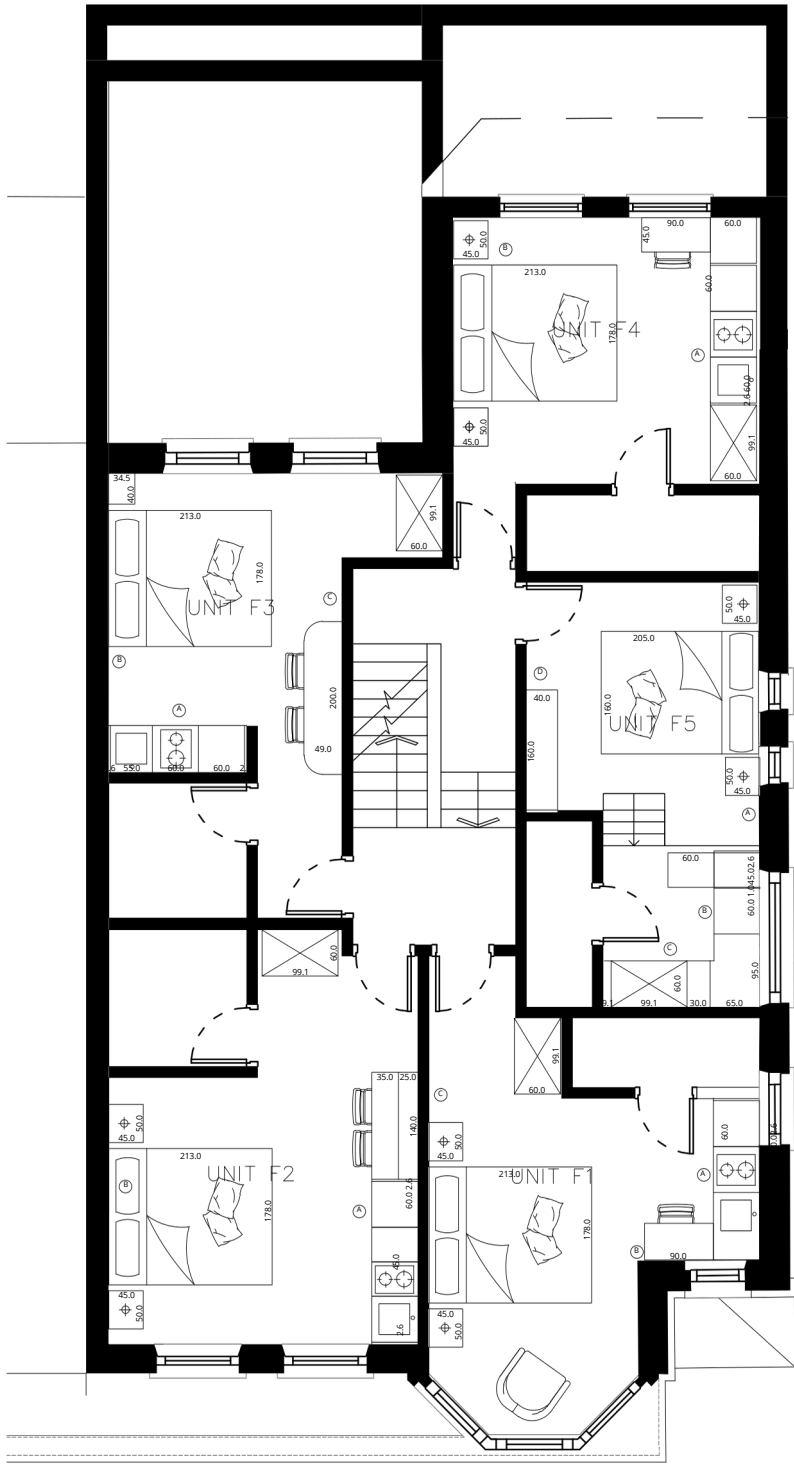
Lower Ground Floor



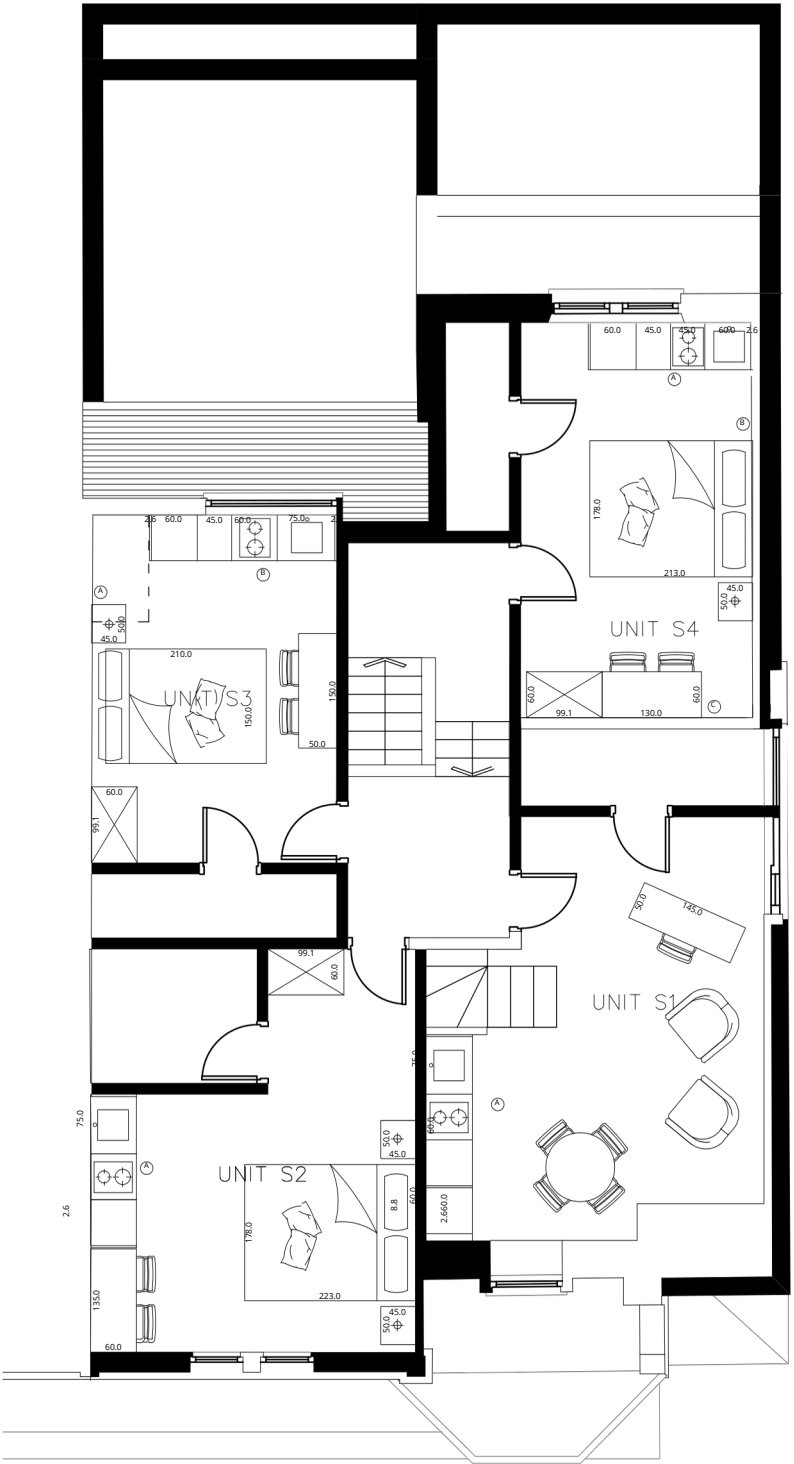
Ground Floor



First Floor



Second Floor

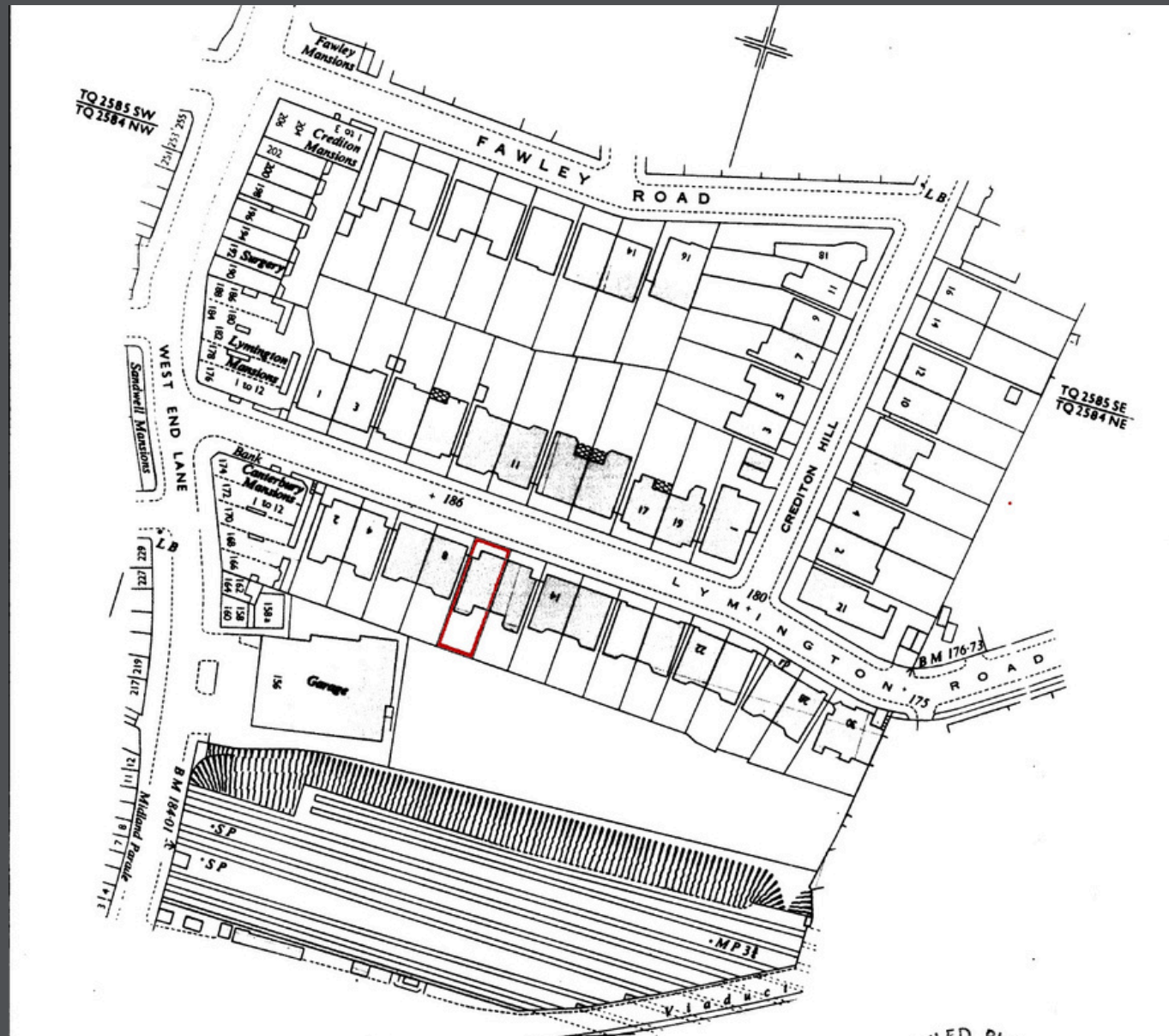


PRICE

Offers in excess of £4,500,000 (stc) are invited for the freehold interest, reflecting a gross yield of 7.1%

TENURE

The property is held Freehold under Title Number: LN12123



Anti-Money Laundering Regulations


In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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. March 2025


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