

18-20 HOOP LANE NW11 8JL



RARELY AVAILABLE FREEHOLD RESIDENTIAL INVESTMENT - GOLDERS GREEN, NW11

EXECUTIVE SUMMARY

- A rarely available Freehold residential investment located in Golders Green, NW11.
- The property is located 0.3 miles from Golders Green Underground Station (Northern Line).
- Newly constructed in 2022, the building is arranged over lower ground, ground, first and second floors.
- Comprising 8 x 2 bedroom apartments.
- Measuring 8,355 sq ft NIA.
- Currently fully let, producing £237,504 per annum.
- Four of the apartments benefit from private amenity space, and all of the apartments have access to a shared rear garden.
- The property benefits from 4 off street parking spaces located at the front of the property.
- Flats 1 and 4 could be converted to 3-bedroom apartments.
- Freehold.
- There is a cleared site to the rear of the property measuring approximately 4,000 sq ft which is available via separate negotiation.



PROPOSAL

Offers in Excess of £4,750,000 (Four Million Seven Hundred and Fifty Thousand Pounds) subject to contract which equates to a low capital value of £569 per sq ft.

HAMPSTEAD HEATH

GOLDERS GREEN ↻

GOLDERS HILL PARK TENNIS COURTS

18-20
HOOP LANE
NW11 8JL

GOLDERS GREEN CRESCENT

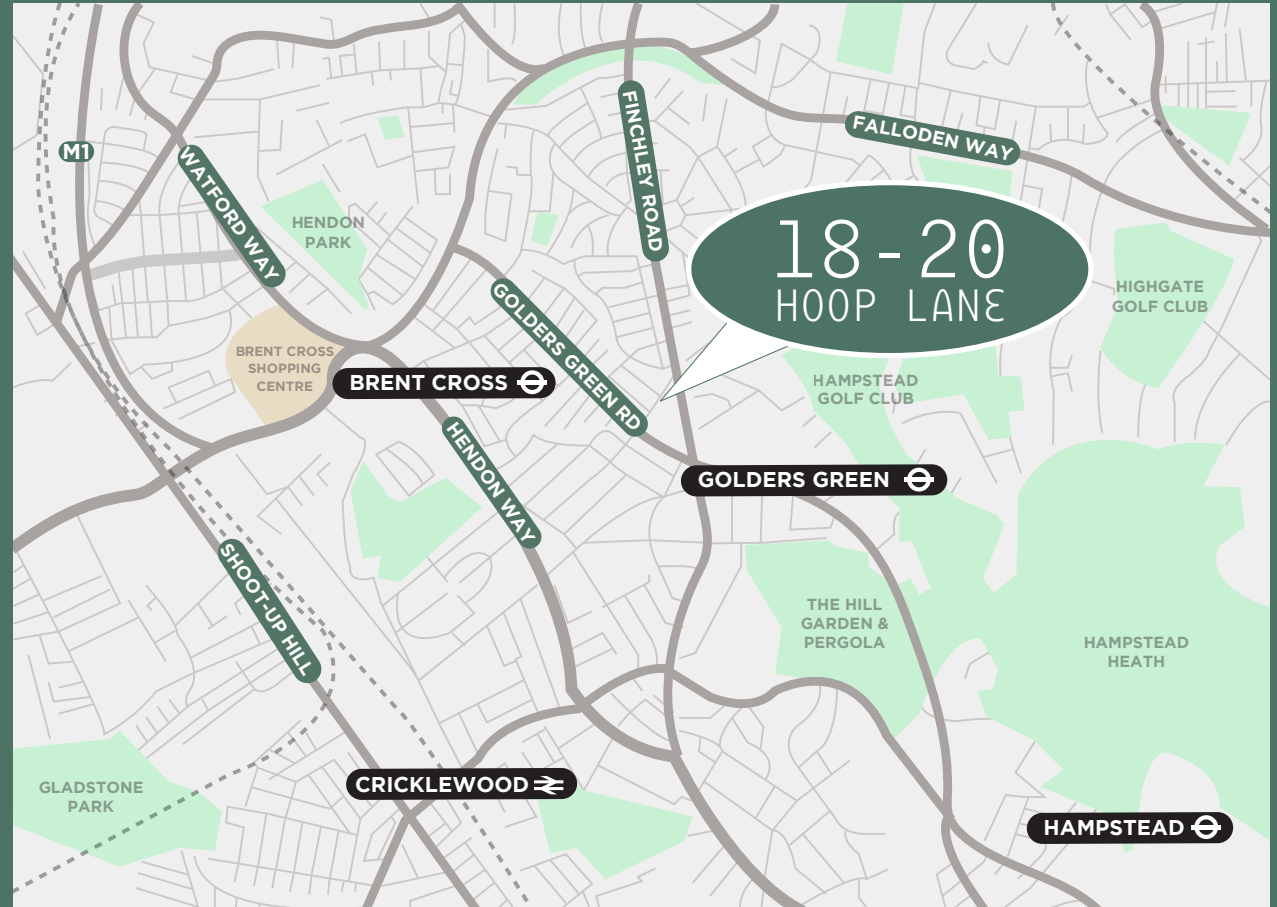
HOOP LANE

LOCATION

Golders Green, located in North West London's Borough of Barnet, is a prime area for residential investment due to its vibrant cultural diversity, excellent transport links, and strong community appeal.

The neighbourhood features a mix of Edwardian and Victorian homes, modern apartments, and ample green spaces such as Golders Hill Park and nearby Hampstead Heath. Golders Green Road, the main commercial hub, offers diverse shops, cafes, and restaurants, enhancing the area's attractiveness.

The Golders Green Underground station on the Northern Line provides a quick 15-minute journey to King's Cross, ensuring easy access to various Central London locations. Additionally, the proximity to Brent Cross Regeneration Scheme includes the modernization and expansion of the Shopping Centre; a new, additional Thameslink mainline station - makes it particularly appealing.



JOURNEY TIMES FROM GOLDERS GREEN STATION



ACCOMMODATION SCHEDULE

UNIT	FLOOR	DESCRIPTION	EPC RATING	AREA (SQ FT)	RENT PCM	RENT PA
1	LOWER GROUND & GROUND	2 BED 2 BATH	C	1,304	£2,500	£30,000
2	LOWER GROUND & GROUND	2 BED 2 BATH	C	894	£2,625	£31,500
3	LOWER GROUND & GROUND	2 BED 2 BATH	C	948	£2,650	£31,800
4	LOWER GROUND & GROUND	2 BED 2 BATH	C	1,388	£2,730	£32,760
5	FIRST	2 BED 2 BATH	B	1,067	£2,550	£30,600
6	FIRST	2 BED 2 BATH	B	1,014	£2,677	£32,124
7	SECOND	2 BED 1 BATH	C	870	£2,310	£27,720
8	SECOND	2 BED 1 BATH	C	870	£1,750	£21,000
TOTAL				8,355	£19,792	£237,504

DESCRIPTION

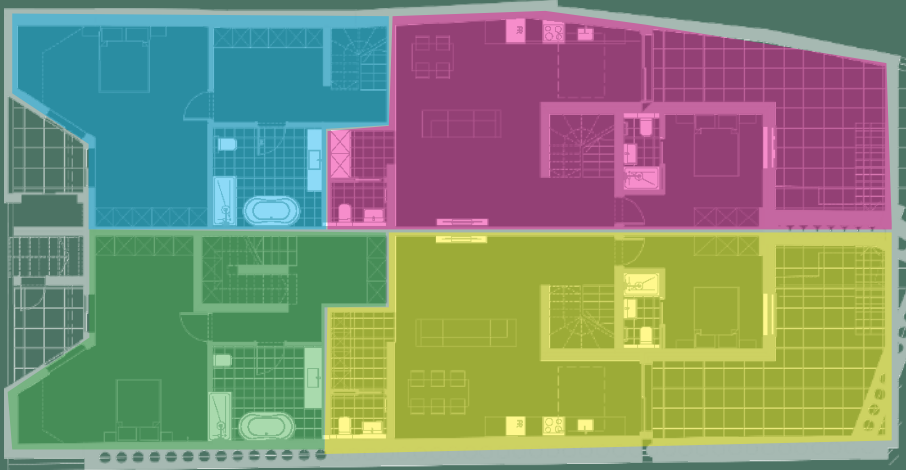
A newly constructed block of 8 x 2 bedroom apartments, built to a high specification, the building benefits from air conditioning as well as private and shared amenity and parking for four cars to the front of the property.



EXISTING FLOOR PLANS

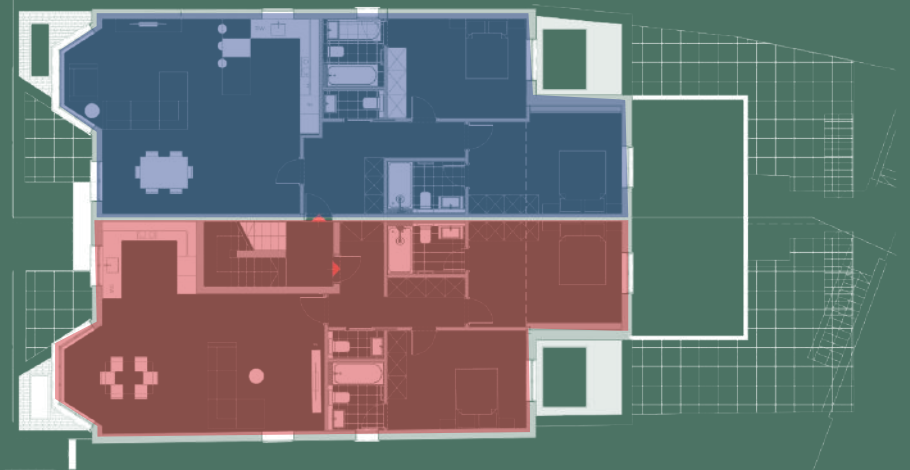
LOWER GROUND FLOOR

- FLAT 1 (LEVEL -1)
- FLAT 2 (LEVEL -1)
- FLAT 3 (LEVEL -1)
- FLAT 4 (LEVEL -1)



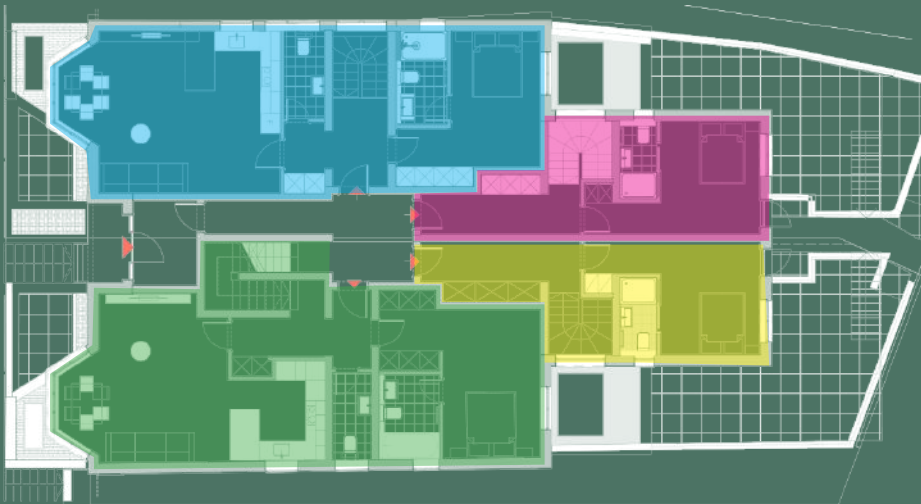
FIRST FLOOR

- FLAT 5
- FLAT 6



GROUND FLOOR

- FLAT 1 (LEVEL 0)
- FLAT 2 (LEVEL 0)
- FLAT 3 (LEVEL 0)
- FLAT 4 (LEVEL 0)



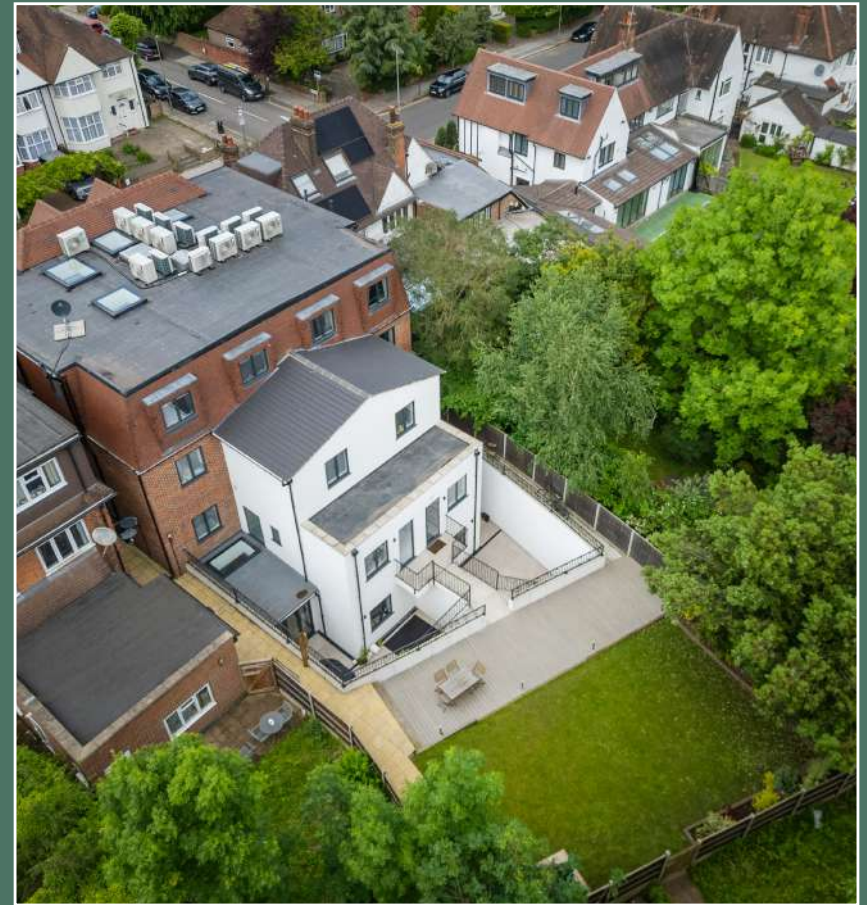
LOFT

- FLAT 7
- FLAT 8



VALUE ADD POTENTIAL

There is a cleared site to the rear of the property measuring approximately 4,000 sq ft which is available via separate negotiation.



■ Adjoining site sold separately

□ Current site plan

TENURE

Freehold.

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FURTHER INFORMATION

Further information including build warranties and floor plans are available upon request.

DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office or their clients has authority to make or give any representation or warranty whatsoever in relation to this property. June 2024.



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