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**262** **REGENTS  
PARK  
ROAD**  
**LONDON N3 3HN**

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UNBROKEN FREEHOLD RESIDENTIAL INVESTMENT

# EXECUTIVE SUMMARY

## An unbroken residential investment on Regents Park Road, London N3.

- Located an 8 minute walk (0.4 miles) from Finchley Central Underground Station (Northern Line).
- The property is in good condition throughout, requiring no capital expenditure.
- Arranged as 1 x studio, 3 x 1 bedroom & 1 x 4 bedroom apartments
- Measuring approximately 2,228 sqft GIA.
- Currently fully let, producing £103,200 per annum.
- Flat 2 benefits from access to a private rear garden.
- We have been advised that the Estimated Rental Value is in the region of £112,800 per annum.
- Planning has been granted for a mansard roof extension with front dormer & rear dormer with juliette balcony. London Borough of Barnet planning ref: 23/1045/FUL.
- There is a parcel of land to the rear of the site suitable for redevelopment, measuring 1,144 sqft which is available via separate negotiation.
- Freehold.

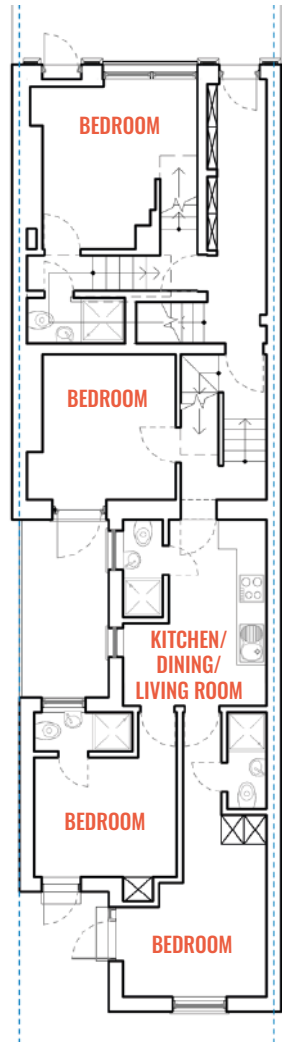
## PROPOSAL

Offers in Excess of £1,450,000 (One Million, Four Hundred and Fifty Thousand) subject to contract. Reflecting a gross yield of 7.12%.

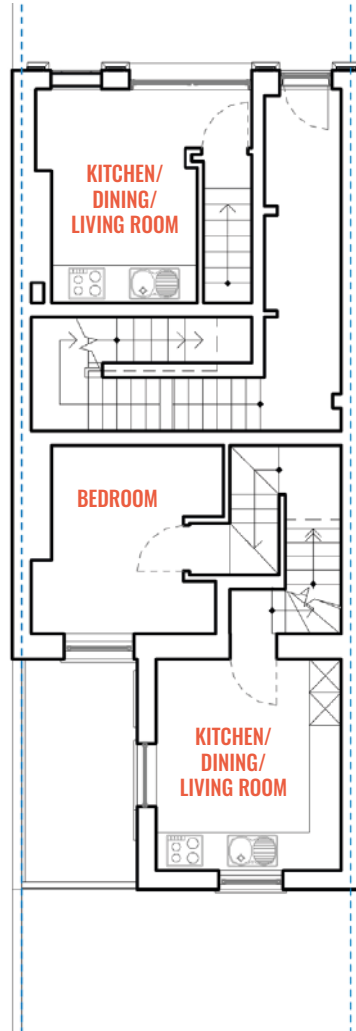


# EXISTING FLOORPLANS

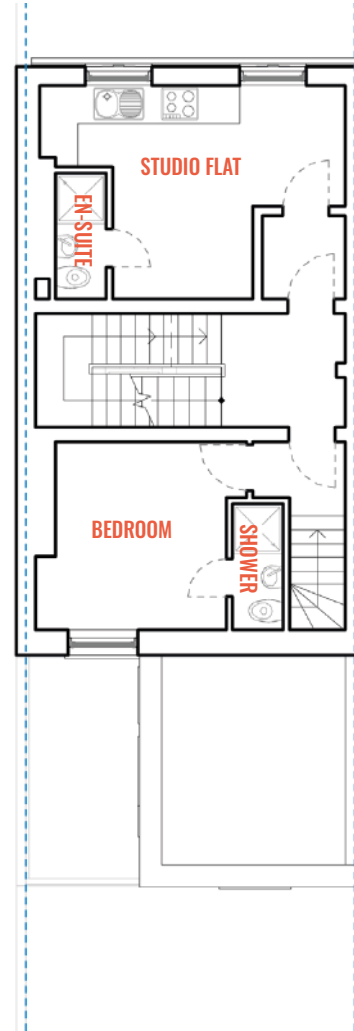
A Freehold block of five residential apartments, arranged as 1 x studio, 3 x 1 bedroom & 1 x 4 bedroom apartments with planning permission for a roof extension to convert the top floor one bedroom apartment to a three bedroom apartment.



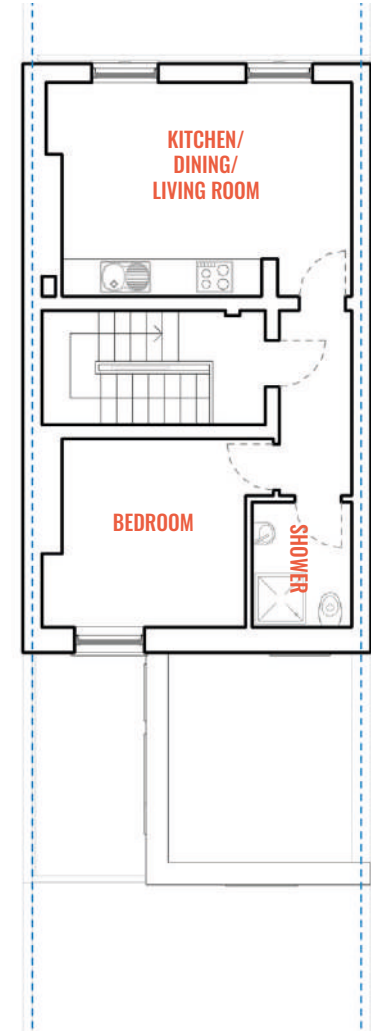
Lower Ground Floor



Ground Floor

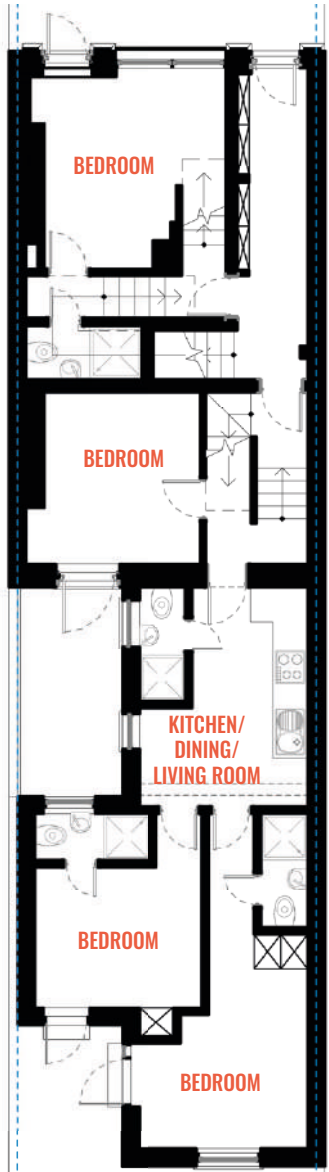


First Floor

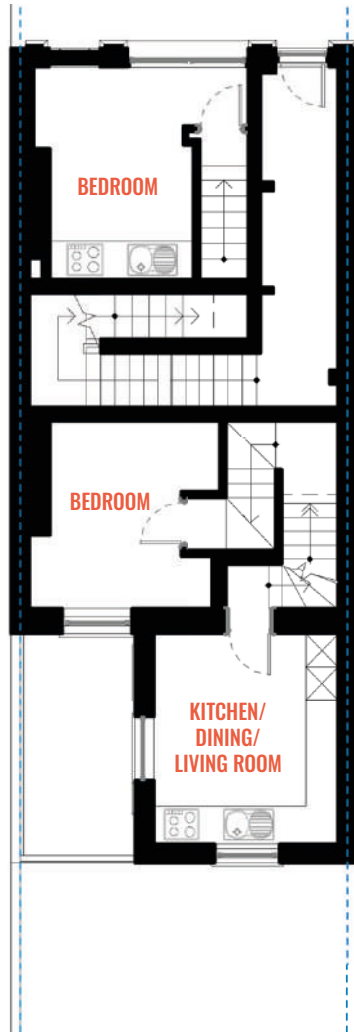


Loft Floor

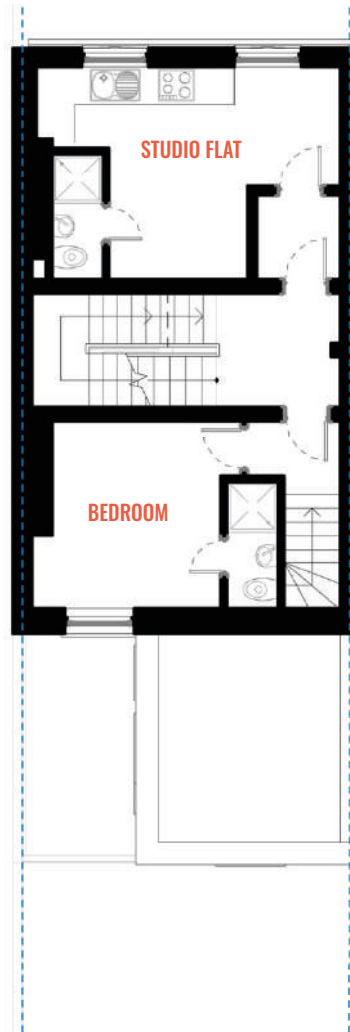
# FURTHER DEVELOPMENT POTENTIAL



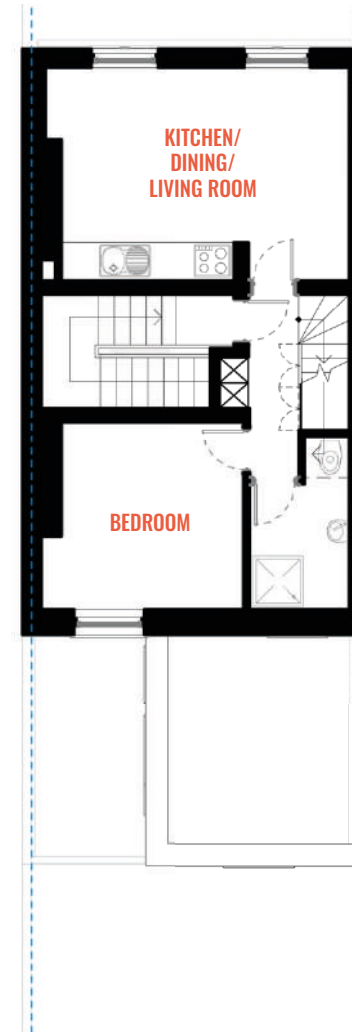
Lower Ground Floor



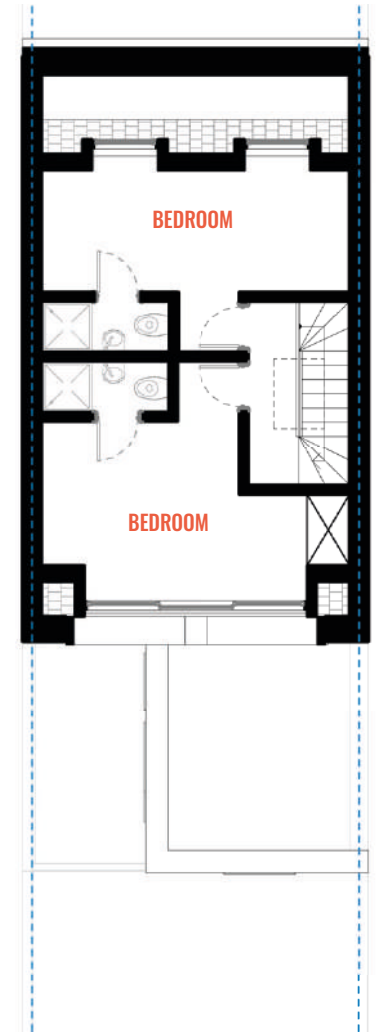
Ground Floor



First Floor



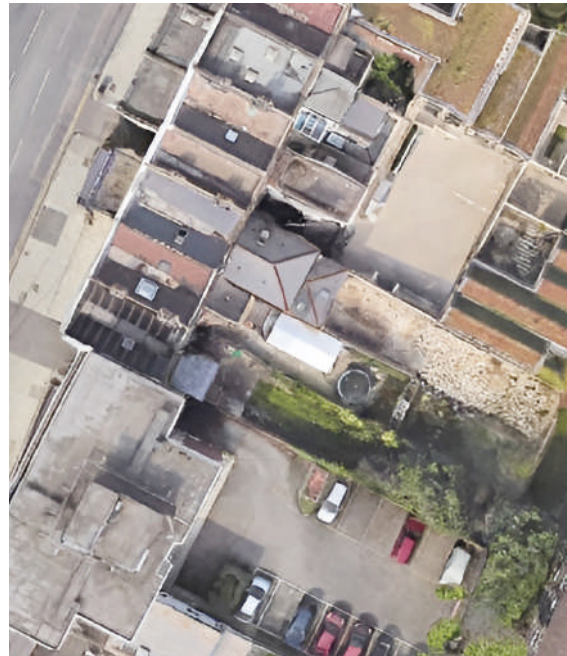
Loft Floor



Roof Level

# INCOME & ACCOMMODATION SCHEDULE

Unit	Description	Area (sqft)	Rent (PCM)	Rent (PA)	ERV (PA)	EPC
Flat 1	1 bedroom	290	£1,200	£14,400	£18,000	D
Flat 2	4 bedroom	646	£3,250	£39,000	£42,000	C
Flat 3	Studio	169	£1,250	£15,000	£15,600	D
Flat 4	1 bedroom	285	£1,400	£16,800	£18,000	D
Flat 5	1 bedroom	347	£1,500	£18,000	£19,200	E
<b>Total</b>		<b>1,737</b>	<b>£8,600</b>	<b>£103,200</b>	<b>£112,800</b>	





# LOCATION

Finchley, a charming suburb in the London Borough of Barnet, seamlessly combines urban convenience with natural beauty, attracting both residents and visitors. It offers an array of local attractions, convenient transport options, picturesque parks, and historical landmarks.

The suburb boasts a diverse range of local attractions catering to different interests, such as arts and crafts at the Finchley Youth Theatre, live performances at various arts venues, and a vibrant shopping scene with boutique stores and bustling markets.

Meanwhile, nature lovers can enjoy the abundance of green spaces in Finchley, including Victoria Park and Cherry Tree Wood, providing a peaceful retreat for relaxation and recreation.

Furthermore, Finchley's historical landmarks, such as the Grade II listed St. Mary's Church and the impressive Avenue House, contribute to its allure, offering visitors a memorable and enriching experience with something for everyone.



# CONNECTIVITY

Finchley Central station is only an 8 minute walk away, providing convenient access to central London. Additionally, numerous bus routes make it easy to navigate the suburb and beyond.



## TENURE

Freehold.

## VAT

The property is not elected for VAT.

## EPC

Energy Performance Certificates are available on request.

## FURTHER INFORMATION

Further information is available on request.

## CONTACT

For further information or to arrange a viewing, please contact us:

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## PROPOSAL

Offers in Excess of

**£1,450,000**

**(One Million, Four Hundred  
and Fifty Thousand)  
subject to contract.**

**Reflecting a gross yield of 7.12%.**

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.