

611 FINCHLEY ROAD

LONDON NW3 7BS

NEWLY REFURBISHED FREEHOLD HMO INVESTMENT



Executive Summary

- A rare opportunity to acquire a newly converted residential building in one of London's premier postcodes.
- The property is located in a highly sought after area, equidistant to Hampstead, West Hampstead, Finchley Road & Golders Green Underground Stations, thus providing excellent connectivity.
- Arranged as 9 studio apartments benefitting from HMO (Sui Generis) use. Planning was received in April 2024. London Borough of Camden REF: 2023/3121/P.
- Measuring approximately 2,486 sq ft GIA.
- The apartments have recently been launched on the open market with a local agent and are available to let for rents between £1,400 - £1,750 per month.
- Two of the apartments have access to a private patio, the remaining have the benefit of a shared garden.
- The Estimated Rental Value (ERV) is in the region of £175,000 per annum.
- The ERV based on the Local Housing Allowance rate would equate to approximately £155,088 per annum.
- Vacant possession.
- Freehold.

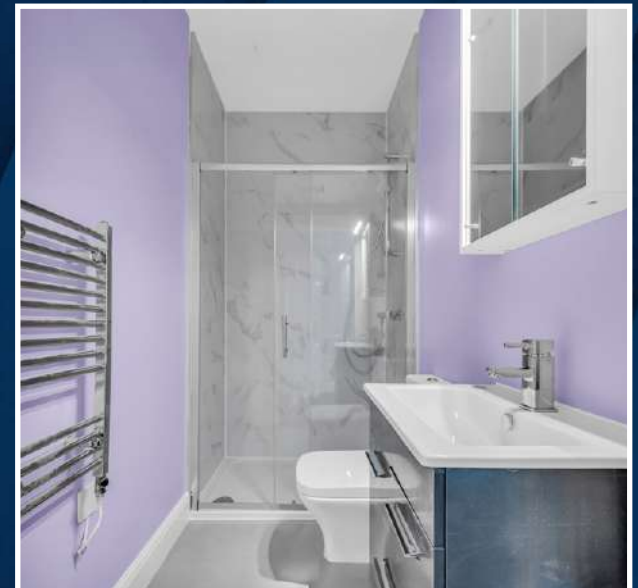
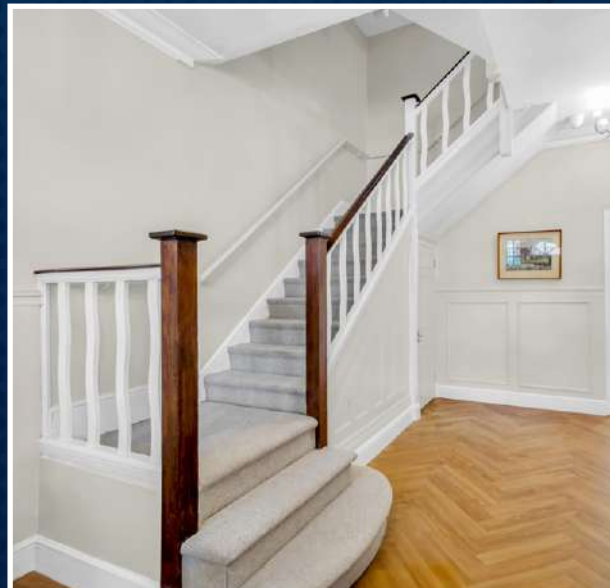
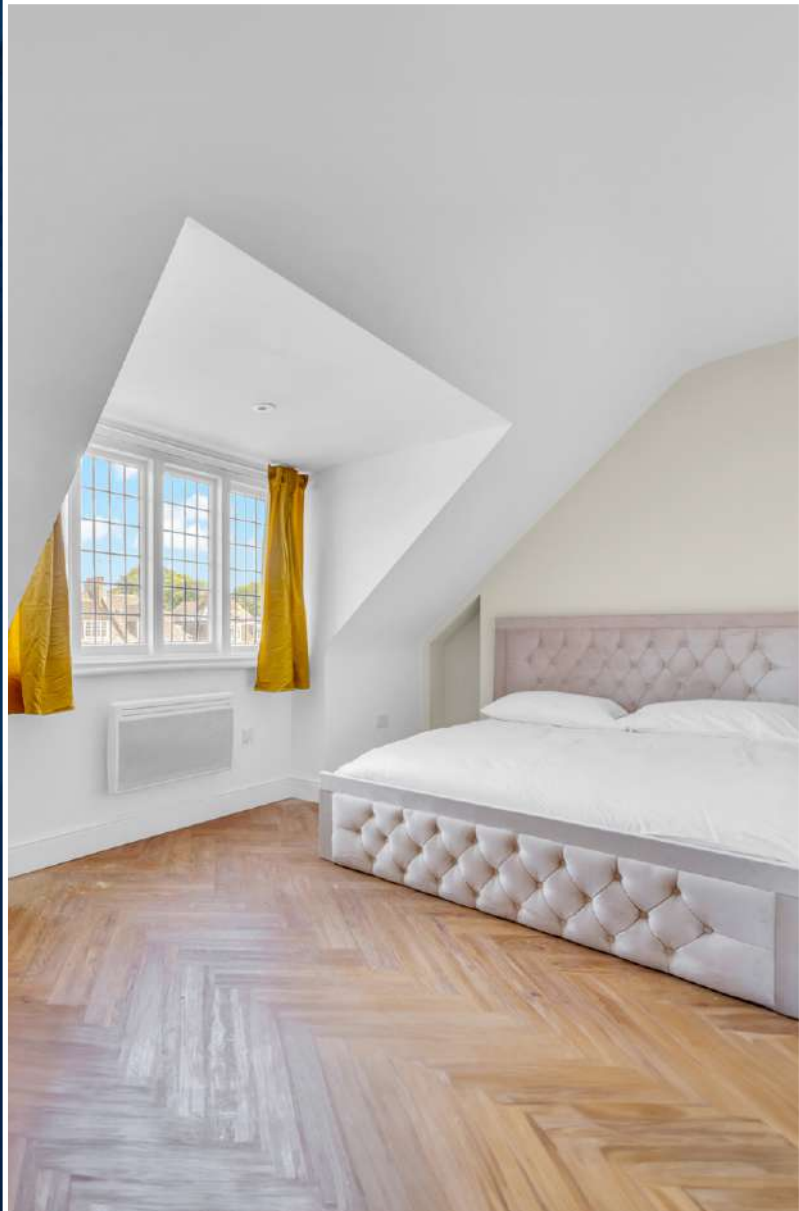
Proposal

Offers in Excess of £1,850,000 (One Million, Eight Hundred & Fifty Thousand Pounds) subject to contract. Reflecting a gross yield of 9.46% against the ERV.



Description

Following the grant of planning in April 2024, the building was remodelled and is now arranged as 9 units, 7 of which are fully self contained and the two units on the top floor each benefit from their own private external kitchenette.



Location

The property is located on one of London's most convenient thoroughfares for accessing Central London by car, with close proximity to the affluent areas of Hampstead, West Hampstead, Cricklewood, Golders Green, and Hendon.

The property also provides easy access to Hampstead Heath, a vast and picturesque park offering breathtaking views of the city skyline. Additionally, Fortune Green, another charming park, is easily accessible from the property.

The location boasts excellent transport links by train and bus. Nearby train stations include Cricklewood (Thameslink), Finchley Road & Frognal (Overground), Finchley Road (Jubilee Line), and Hampstead (Northern Line), all equidistant from the property.

The number 113 and 13 buses stop nearby, providing constant and convenient access to and from Central London.



Distance from stations

FINCHLEY ROAD & FROGNAL

WEST HAMPSTEAD

GOLDERS GREEN

FINCHLEY ROAD

HAMPSTEAD

1 mile

1.1 miles

1.2 miles

1.3 miles

1.3 miles

Floor Plans



Ground Floor

GROSS INTERNAL AREA (GIA)
GROUND FLOOR: 1076 sqft, 100 sqm • FIRST FLOOR: 925 sqft, 86 sqm
SECOND FLOOR: 484 sqft, 45 sqm



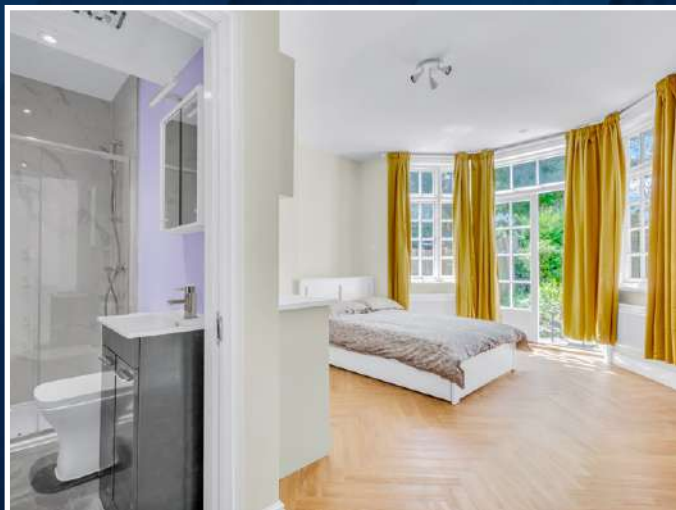
First Floor



Second Floor

Accommodation Schedule

UNIT	FLOOR	DESCRIPTION	AREA (SQM)	AREA (SQFT)
1	Ground	Studio	30	323
2	Ground	Studio	21	226
3	Ground	Studio	14.4	155
Communal	Ground	Kitchen	16.47	177
4	First	Studio	11.8	127
5	First	Studio	23.4	252
6	First	Studio	20.9	225
7	First	Studio	13.1	141
8	Second	Studio	17.4	187
9	Second	Studio	18.4	198
Communal	Second	Kitchen	5.55	60
TOTAL			192.42	2071



TENURE

Freehold.

VAT

The property is not elected for VAT.

EPC

The property is EPC Rated D.

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

£1,850,000

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subject to contract.

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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.