

# 492 HOLLOWAY ROAD LONDON N7 6JB

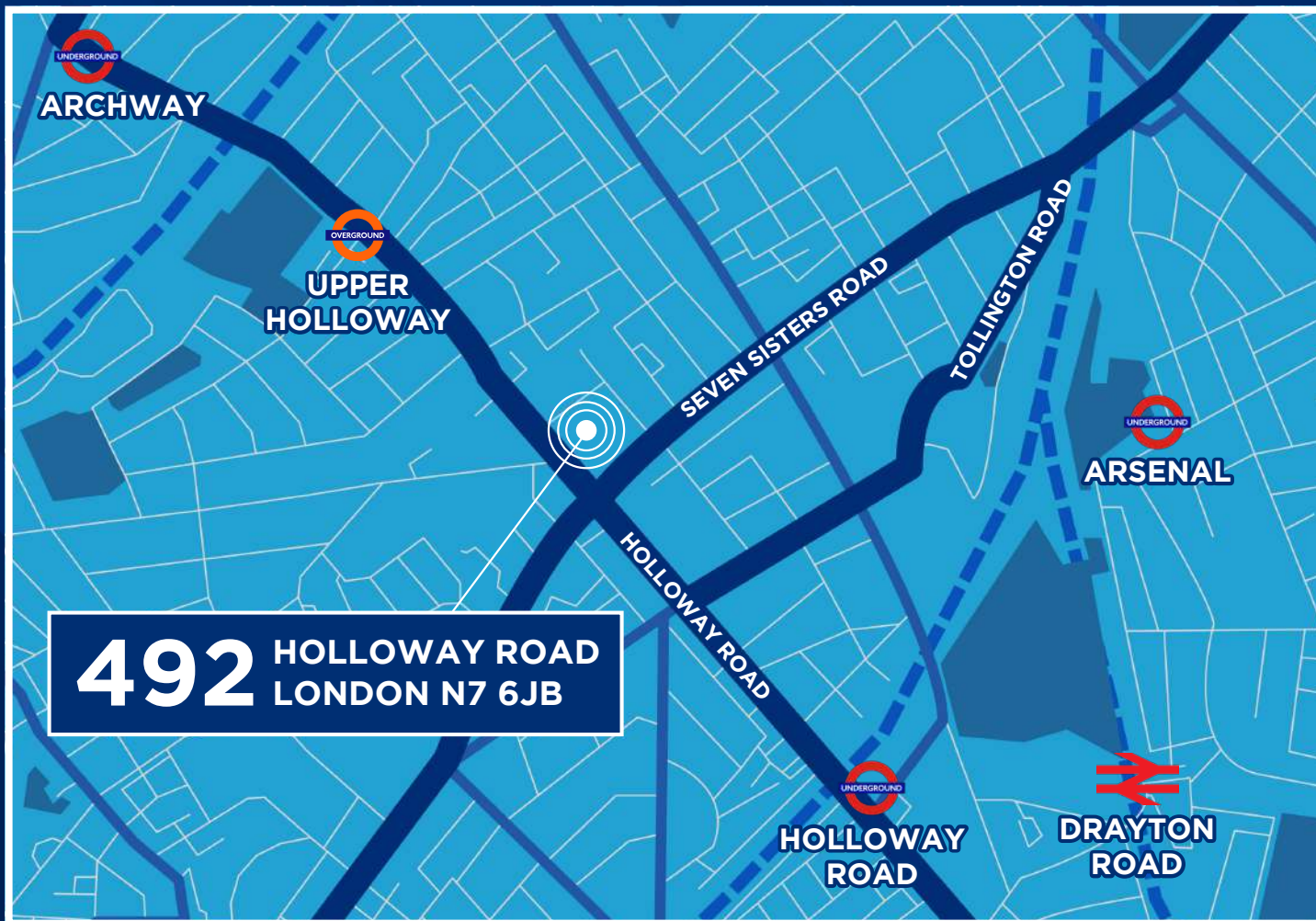
## RESIDENTIAL INVESTMENT FOR SALE



- An opportunity to acquire the upper parts of a mixed-use building on the Holloway Road, recently refurbished to a very high standard.
- Located 0.5 miles away from Holloway Road Underground Station (Piccadilly Line) & Upper Holloway Railway Station (Overground).
- The property comprises of three apartments, measuring 2,013 sqft.
  - 1 x 1 bedroom.
  - 1 x 2 bedroom.
  - 1 x 3 bedroom.
- The refurbishment works have recently been completed; the apartments have an Estimated Rental Value of £90,600 per annum.
- Two flats are currently rented producing £87,000 per annum. One flat is currently vacant.
- Long Leasehold – expiring in 2142, thus having 118 years remaining.
- Guide Price £1,100,000 (One million, one hundred thousand pounds). Subject to contract. A purchase price at this level reflects a Gross Yield of 8% against the ERV and a low capital value of £546 per sqft.







## DROPBOX

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Letting Valuations and Photography](#)

## CONTACT

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