

# HIGH YIELDING RESIDENTIAL INVESTMENT OPPORTUNITY

## 560 CALEDONIAN ROAD LONDON N7 9SD

**TO BE SOLD AT ALLSOP AUCTION**  
**19TH MARCH 2025 - UNLESS SOLD PRIOR**

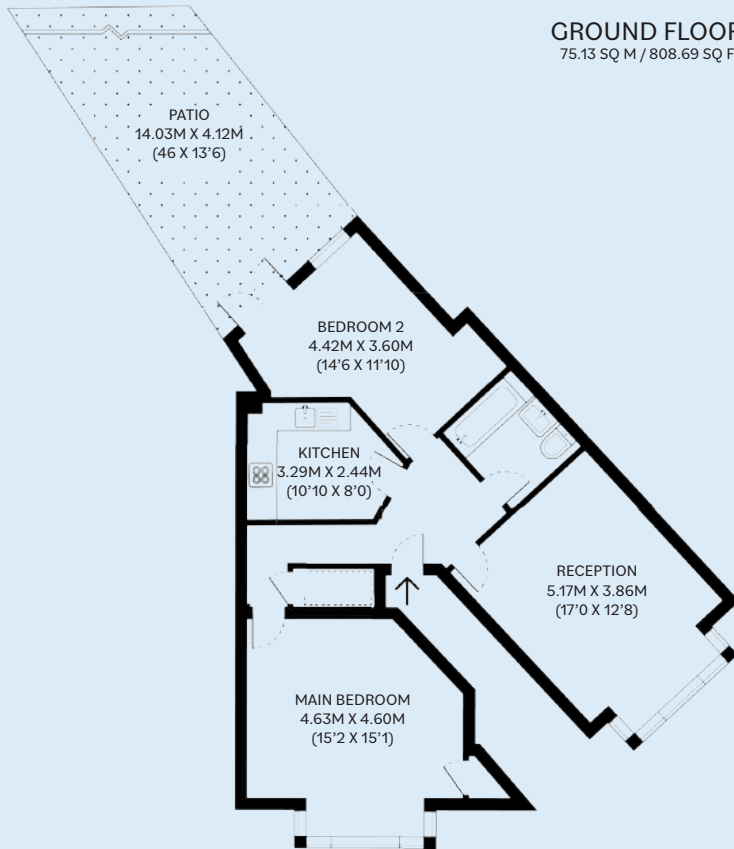


- ◇ A high yielding residential investment opportunity located in Zone 2.
- ◇ The property is ideally located 0.4 miles from Caledonian Road Underground Station (Piccadilly Line) and Holloway Road Underground Station (Piccadilly Line) and 0.9 miles from Caledonian Road & Barnsbury Overground Station (Mildmay Line).
- ◇ Comprises 3 self-contained flats arranged over ground, first and second floors:
  - ◇ 2 x 2 beds
  - ◇ 1 x 1 bed
- ◇ Measuring 2,184 sq ft NIA.
- ◇ The property is fully let producing a current passing rent of £97,800 per annum.
- ◇ The ground floor 2 bedroom flat benefits from a garden to the rear and there is off street parking for all 3 flats.
- ◇ The property was converted in 2016 from a single dwelling house into 3 flats. All 3 flats have been rented since the date of conversion and are individually rated for Council Tax.
- ◇ Freehold.

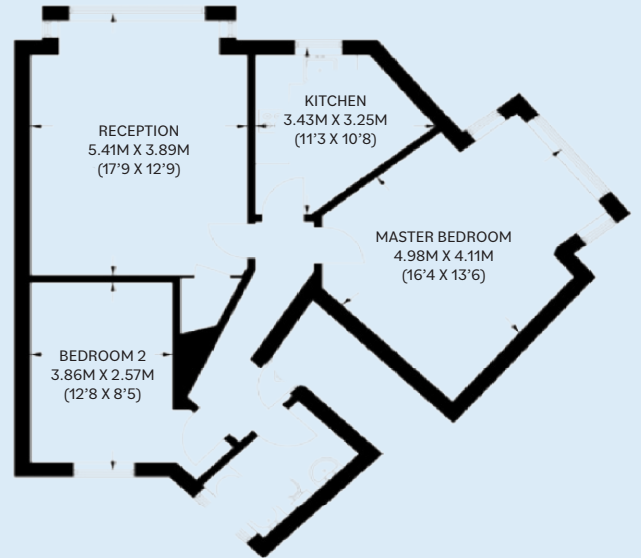
Guide Price – Offers In Excess Of £1,000,000 (One Million Pounds) Subject to contract. A purchase at this level reflects a Gross Yield of 9.78% and a low capital value of £458 psf based off the NIA.

# FLOOR PLANS

**GROUND FLOOR**  
75.13 SQ M / 808.69 SQ FT



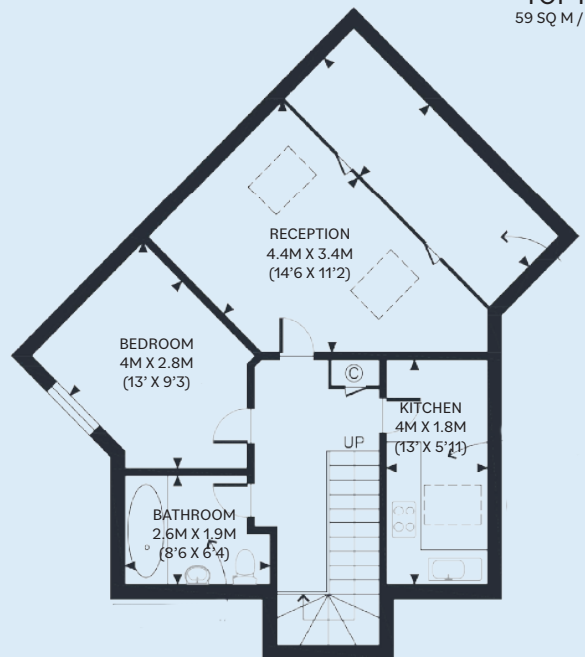
**FIRST FLOOR**  
68.8 SQ M / 740 SQ FT



## TENANCY SCHEDULE

UNIT	DESCRIPTION	AREA (SQM)	AREA (SQ FT)	RENT (PCM)	RENT (PA)
Flat 1	2 bed	75	809	£3,250	£39,000
Flat 2	2 bed	69	741	£2,900	£34,800
Flat 3	1 bed	59	635	£2,000	£24,000
TOTAL		202.93	2184	£8,150	£97,800

**TOP FLOOR**  
59 SQ M / 630 SQ FT



## LOCATION



## TENURE

Freehold.

## FURTHER INFORMATION

[Click Here to view Allsop Auction Link.](#)

## PROPOSAL

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## CONTACT

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