

FOR SALE

RODWELL PLACE

1-5 Rodwell Place,
Edgware, London,
HA8 6JX



TO BE SOLD AT ALLSOP AUCTION 22ND & 23RD OCTOBER 2025—UNLESS SOLD PRIOR

RESIDENTIAL INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

- An opportunity to acquire a residential investment comprising **4 self-contained flats and 1 x 3 bedroom house.**
- The property is located **0.3 miles from Edgware Underground Station** (Northern Line).
- Arranged as **1 x studio, 3 x 1 beds and 1 x 3 bedroom house.**
- **GIA** – 3,420 sq ft
- Flats 2 and 5 and the house (Unit 3) are currently rented producing a current **passing rent of £48,900 per annum.**
- Flats 1 and 4 are **currently vacant.**
- The Estimate Rental Value of the flats and house is in the region of **£100,800 per annum.**
- **Being sold at a discount** to the breakup value.
- **There is a communal garden** to the rear accessed via the side entrance.
- Flats 1 and 2 and the house benefit from **off-street parking.**
- **Unit 3 has potential to split into 2 x 1 bedroom flats** subject to obtaining the necessary consents.
- **Freehold.**
- Guide Price - **£1,200,000 +** (One Million, Two Hundred Thousand Pounds), subject to contract, which equates to a **Reversionary Yield of 8.40% and a low capital value of £351 psf.**



LOCATION

OVERVIEW

Rodwell Place is located within a 7-minute walk (0.3 miles) from Edgware Underground Station (Northern Line).

The Broadway Shopping Centre is less than 10 minutes walk away, boasting a wide array of popular amenities at your convenience, including: Boots, Costa, Holland & Barret, JD Sports, Sainsbury's, Superdrug and more.

Edgware benefits from a suburban location with a close proximity to ample green spaces, such as Edgwarebury Park and Bushey Heath. Edgware is situated in Northwest London, located between Mill Hill & Stanmore.



EDGWARE HIGH STREET

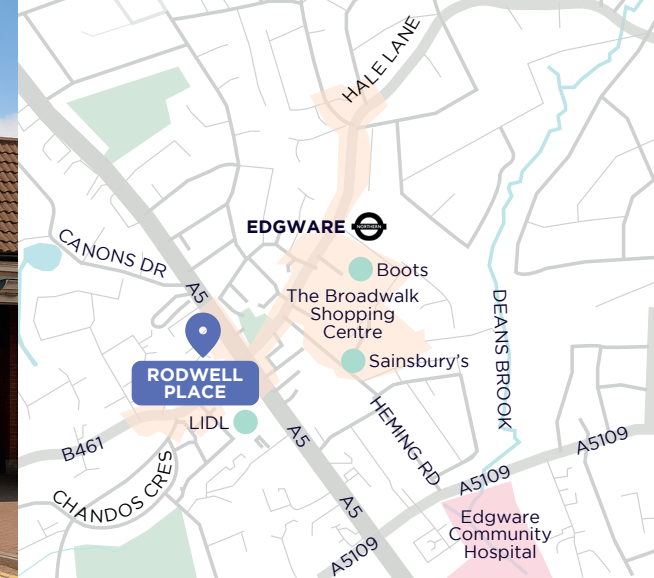


SILKSTREAM PARK, HA8

CONNECTIVITY

TRANSPORT LINKS

Residents have easy access to the Northern and Jubilee lines, offering flexibility for commuters to Central London in 30 mins (approx).



AMENITIES

Edgware is a shopping and residential center with a growing commercial presence and plans for town centre regeneration.



WALKING

Lidl Edgware	2 mins
Edgware Station	7 mins
The Broadwalk Shopping Centre	8 mins
Stone Grove Park	9 mins
Edgware Community Hospital	13 mins
Burnt Oak Station	20 mins
Silkstream Park	26 mins



TRAIN

Brent Cross	9 mins
Camden Town	22 mins
Euston	25 mins
Angel	28 mins
Leicester Square	30 mins
Charing Cross	31 mins



32MINS TO LUTON AIRPORT BY CAR VIA M1

ACCOMMODATION AND TENANCY SCHEDULE

Unit	Floor	Beds	Size (Sq M)	Size (Sq Ft)	Current Rent (PCM)	Current Rent (PA)	Market Rent (PCM)	Market Rent (PA)
Flat 1	Ground	1	52	562	Vacant	Vacant	£1,600	£19,200
Flat 2	Ground	1	53	568	£1,325	£15,900	£1,600	£19,200
3 (House)	Ground/First	3	102	1094	£1,800	£21,600	£2,300	£27,600
Flat 4	First	1	50	540	Vacant	Vacant	£1,650	£19,800
Flat 5	First	Studio	36	390	£950	£11,400	£1,250	£15,000
Total:			293	3,154	£4,075	£48,900	£8,400	£100,800



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL AREA * 3420 Ft- 317.72M

SCALE - 1:200 @ A4

FURTHER INFORMATION INCLUDING FLOOR PLANS
AND SPECIFICATIONS ARE AVAILABLE ON REQUEST.

CONTACT US

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

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