

14 MOUNT VIEW ROAD

CROUCH END, LONDON N4 4SL

RARELY AVAILABLE FREEHOLD RESIDENTIAL INVESTMENT

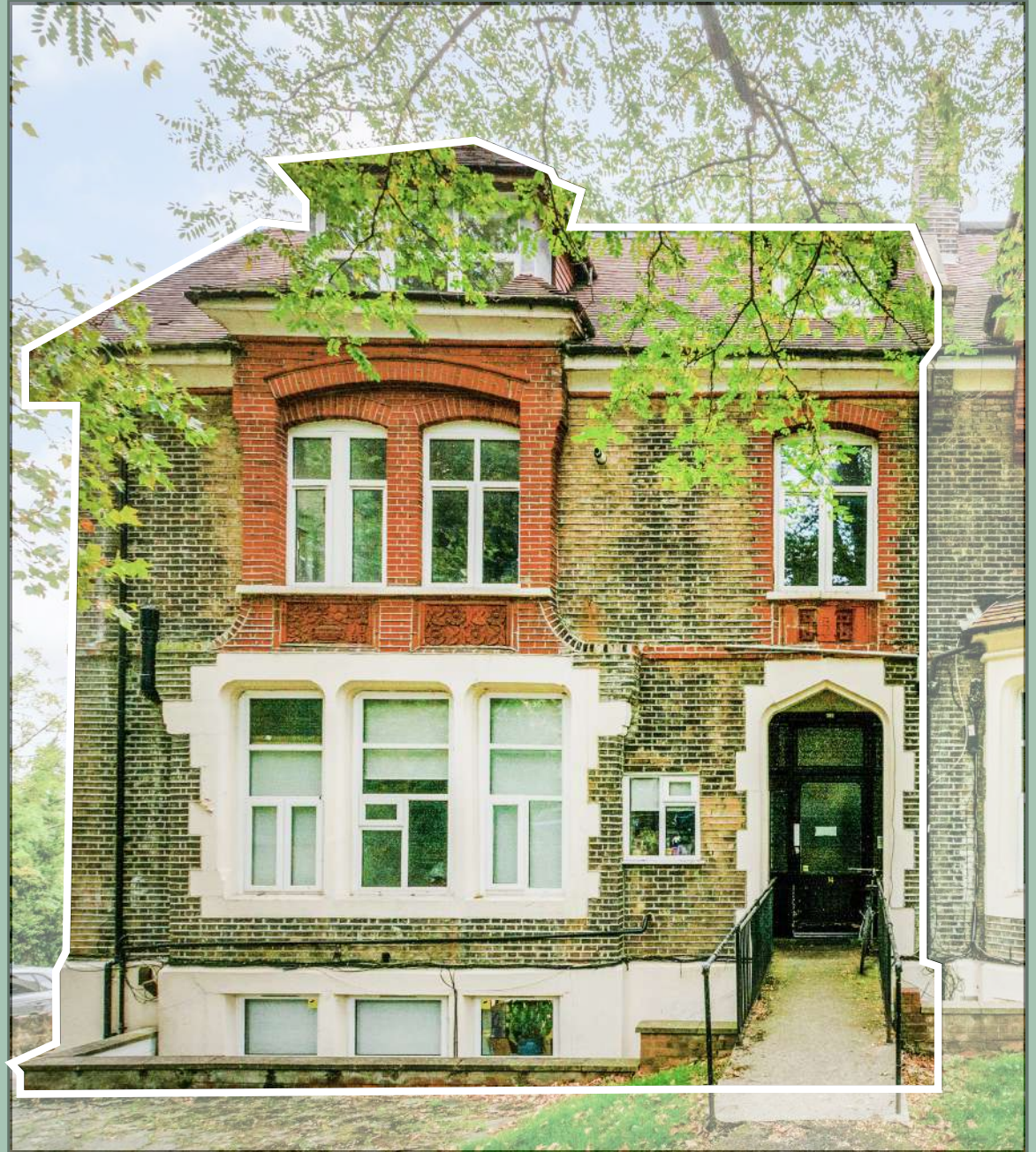


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- An opportunity to acquire an income producing residential block, arranged as **7 self-contained flats**.
- Situated within a **9-minute walk to Crouch Hill Station** (Suffragette Line) and within a 14 minute walk to Harringay Train Station (Great Northern Line).
- **Arranged as 2 x 3 beds, 3 x 2 beds and 2 x 1 beds.**
- Total **NIA of 4,682 sq ft.**
- The flats are currently let and producing a **rental income of £168,035 per annum.**
- **Breakup value of £3,800,000.**
- Freehold.

PROPOSAL

Guide Price £2,750,000 (Two Million Seven Hundred and Fifty Thousand Pounds) subject to contract. A purchase at this level would reflect a **low capital value of £587 psf** and **28% discount to breakup value.**



CROUCH HILL STATION



HIGHGATE STATION



**14 MOUNT VIEW ROAD,
CROUCH END, LONDON
N4 4SL**

TENANCY & ACCOMMODATION SCHEDULE

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UNIT	DESCRIPTION	TOTAL SQ FT	TOTAL SQ M	RENT PER MONTH	RENT PER ANNUM
14A	3 bed	818	76	£2,048	£24,570
14B	2 bed	538	50	£1,700	£20,400
1	1 bed	409	38	£1,750	£21,000
2	2 bed	775	72	£1,950	£23,400
3	1 bed	581	54	£1,865	£22,380
4	2 bed	495	46	£1,890	£22,680
5	3 bed	1066	99	£2,800	£33,600
		4,682	435	£14,003	£168,030



LOCATION

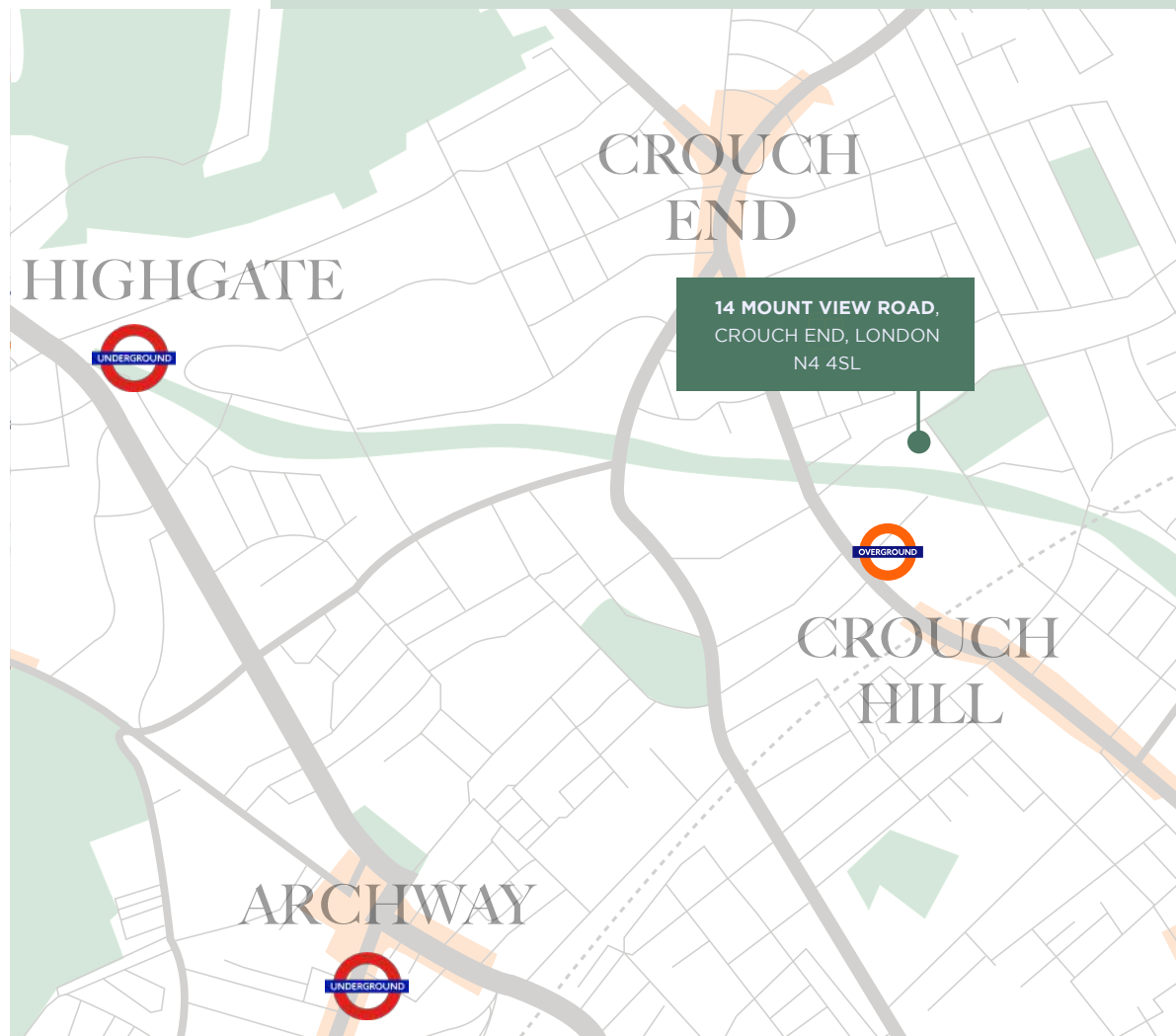
The property is situated between Crouch End and Crouch Hill.

14 Mount View Road benefits from its close proximity to the A1201 (Crouch Hill), providing convenient access into central London, located approximately 5.5 miles south. The A1 is also easily accessible, offering direct routes north toward the M1 motorway, around 6 miles away (a 20-minute drive). The area is well served by local bus routes connecting Crouch End to nearby stations including Finsbury Park (1 miles), Highgate (1.7 miles), and Archway (1.2 miles), as well as routes into central London.

RAIL

Journey times from Crouch Hill Overground Station:

UPPER HOLLOWAY	SUFFRAGETTE LINE	2 MINS
GOSPEL OAK	SUFFRAGETTE LINE	6 MINS
SOUTH TOTTENHAM	SUFFRAGETTE LINE	7 MINS
WALTHAMSTOW QUEEN'S ROAD	SUFFRAGETTE LINE	12 MINS
LEYTON MIDLAND ROAD	SUFFRAGETTE LINE	15 MINS



TENURE

Freehold.

VAT

The property is not elected for VAT.

EPC

The building benefits from EPC ratings of C and D throughout.

CONTACT

Contact us for further information:

Max Gourgey

+44(0)20 7266 8542
+44(0)7447 038 184
m.gourgey@estate-office.com

Jamie Smaje

+44(0)20 7266 8527
+44(0)7773 435 990
j.smaje@estate-office.com

Chaim Aziz

+44 (0)20 7266 8510
+44 (0)7970 824 292
c.aziz@estate-office.com

DATA ROOM

Further information including Energy Performance Certificates and floor plans are available in the **Data Room by clicking here.**

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