

London NW10 - 52 Acton Lane, Brent NW10 8TU
Freehold 12-Studios HMO Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold 12-Studios HMO Investment



Investment Consideration:

- Purchase Price: £2,690,000
- Rental Income: £154,255 p.a.
- ERV: £169,620 p.a. GIY: 6.31%
- VAT is NOT applicable to this property
- Comprises HMO building consisting of 12 studio flats
- Majority of the studios let to R2R operator until 2032
- Tenants are responsible for paying all ongoing bills
- Situated within short walk to Harlesden Underground Station and Harlesden town centre, with occupiers nearby including Tesco Superstore, Iceland Foods, Santander, Costa Coffee, Specsavers and many more.



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Property Description:

Comprises end-of-terrace two-storey HMO building, consisting of 12 studio flats. The property benefits from shared kitchen, laundry room and rear garden, providing the following accommodation and dimensions:

Ground Floor:

Unit 1 - 17 sq m (183 sq ft)

Studio Flat, En-suite

Unit 2 - 17 sq m (183 sq ft)

Studio Flat, En-suite

Unit 3 - 16 sq m (172 sq ft)

Studio Flat, En-suite

Unit 4 - 15 sq m (161 sq ft)

Studio Flat, En-suite

Unit 5 - 14 sq m (150 sq ft)

Studio Flat, En-suite

Unit 6 - 17 sq m (183 sq ft)

Studio Flat, En-suite

First Floor:

Unit 7 - 18 sq m (194 sq ft)

Studio Flat, En-suite

Unit 8 - 23 sq m (247 sq ft)

Studio Flat, En-suite

Unit 10 - 16 sq m (172 sq ft)

Studio Flat, En-suite

Unit 11 - 20 sq m (215 sq ft)

Studio Flat, En-suite

Second Floor:

Unit 12 - 25 sq m (269 sq ft)

Studio Flat, En-suite

Unit 13 - 28 sq m (301 sq ft)

Studio Flat, En-suite

Total NIA: 226 sq m (2,430 sq ft)

** Sizes sourced from EPC and not measured by Blue Alpine*



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Unit 1	Studio Flat: 17 sq m (183 sq ft) En-suite	Vacant		ERV: £15,365	
Unit 2	Studio Flat: 17 sq m (183 sq ft) En-suite	Caridon Property Ltd	10 Years from 25 February 2022	£15,365.40	Note 1: Tenancy agreement Note 2: Mutual option to break at any time after 5th year with min 2 months notice
Unit 3	Studio Flat: 16 sq m (172 sq ft) En-suite	Caridon Property Ltd	10 Years from 4 March 2022	£7,659.00	Note 1: Tenancy agreement Note 2: Mutual option to break at any time after 5th year with min 2 months notice
Unit 4	Studio Flat: 15 sq m (161 sq ft) En-suite	Individual	12 Months from 13 July 2021	£8,307.60	Note 1: AST Note 2: Deposit held of £692.30
Unit 5	Studio Flat: 14 sq m (150 sq ft) En-suite	Caridon Property Ltd	10 Years from 11 March 2022	£15,365.40	Note 1: Tenancy agreement Note 2: Mutual option to break at any time after 5th year with min 2 months notice
Unit 6	Studio Flat: 17 sq m (183 sq ft) En-suite	Caridon Property Ltd	10 Years from 17 March 2022	£15,365.40	Note 1: Tenancy agreement Note 2: Mutual option to break at any time after 5th year with min 2 months notice
Unit 7	Studio Flat: 18 sq m (194 sq ft) En-suite	Caridon Property Ltd	10 Years from 21 March 2022	£15,365.40	Note 1: Tenancy agreement Note 2: Mutual option to break at any time after 5th year with min 2 months notice
Unit 8	Studio Flat: 23 sq m (247 sq ft) En-suite	Individual	12 Months from 11 December 2020	£15,365.40	Note 1: AST
Unit 10	Studio Flat: 16 sq m (172 sq ft) En-suite	Individual	12 Months from 9 December 2020	£15,365.40	Note 1: AST
Unit 11	Studio Flat: 20 sq m (215 sq ft) En-suite	Caridon Property Ltd	5 Years from 24 October 2022	£15,365.40	Note 1: Tenancy agreement Note 2: Mutual option to break at any time after 3rd year with min 2 months notice
Unit 12	Studio Flat: 25 sq m (269 sq ft) En-suite	Caridon Property Ltd	10 Years from 8 March 2022	£15,365.40	Note 1: Tenancy agreement Note 2: Mutual option to break at any time after 5th year with min 2 months notice
Unit 13	Studio Flat: 28 sq m (301 sq ft) En-suite	Caridon Property Ltd	10 Years from 23 March 2022	£15,365.40	Note 1: Tenancy agreement Note 2: Mutual option to break at any time after 3rd year with min 2 months notice
Total				£154,255	
ERV				£169,620	

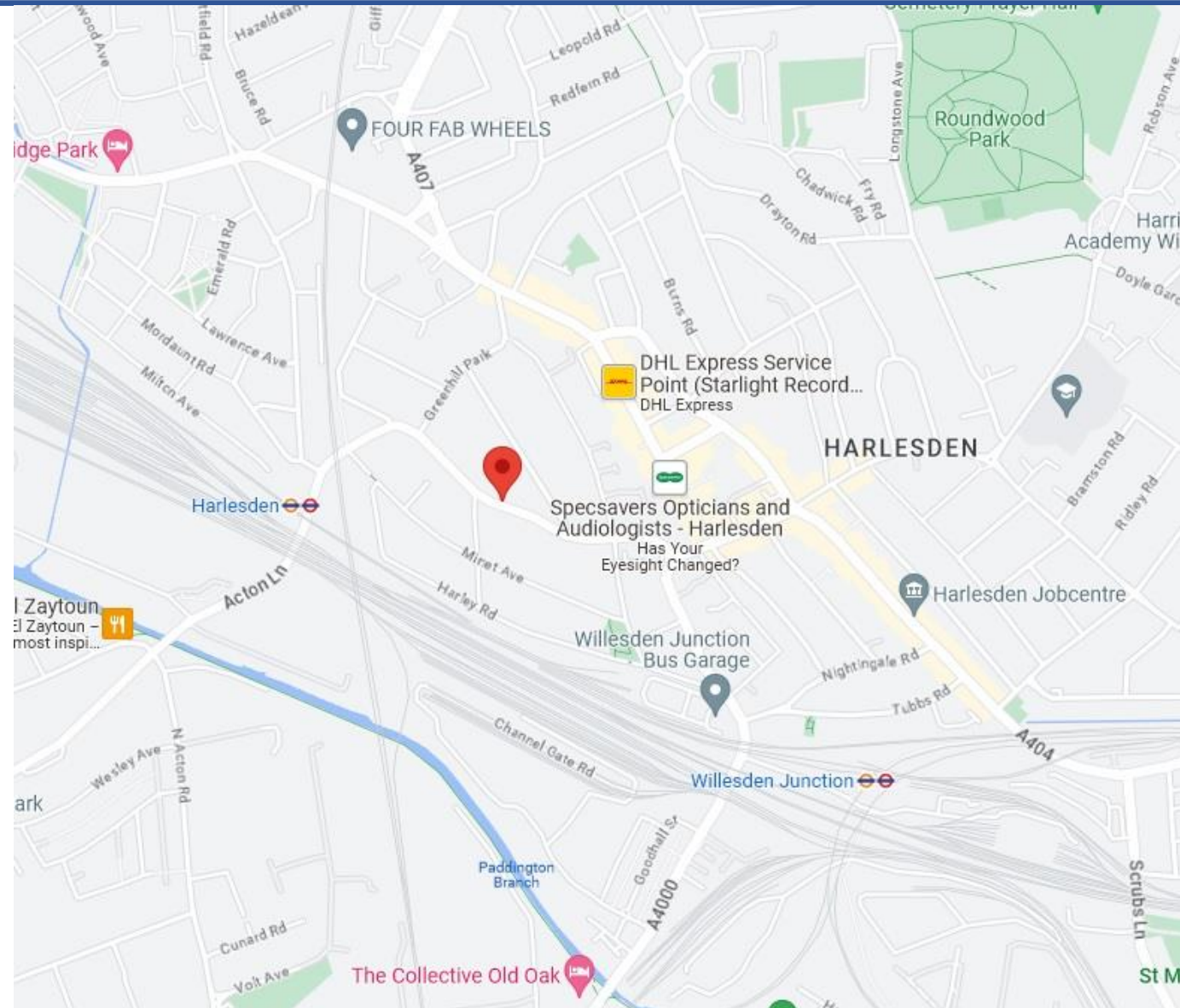
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Location:

Harlesden is an up-and-coming residential area known for its multicultural vibe, with a buzzing dining scene encompassing Caribbean, Brazilian, and Lebanese cuisines. Its busy High Street offers take-out restaurants and international grocery stores, plus the cast-iron Jubilee Clock, a late-19th-century landmark. Colourful flower gardens, an aviary, and a wildlife area can be found at peaceful Roundwood Park. The property is situated within short walk to Harlesden Underground Station and Harlesden town centre, with occupiers nearby including Tesco Superstore, Iceland Foods, Santander, Costa Coffee, Specsavers and many more.



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Contacts:

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