

London NW10 - Harefield Lodge, 331 Harlesden Road NW10 3RX
Freehold 14-Bedroom HMO Investment with Development Potential



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £2,100,000
- Gross Initial Yield: 7.15%
- Rental Income: £150,216 p.a.
- VAT is NOT applicable to this property
- Comprises semi-detached 14-bed fully licensed HMO (up to 25 people max)
- All rooms are en-suite with 2 shared kitchens on each floor and a laundry room
- Property benefits from parking at front for up to 3 cars and a large communal garden at rear
- Development potential to convert into residential dwelling and/or extend into the loft, subject to obtaining the necessary consents
- The property is situated on quiet residential street within 0.6 miles from Harlesden and Willesden High Streets and Underground Stations



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1	Double Room with En-Suite, Shared Kitchen	Individual	12 Months from 3 March 2021	£10,800	Note 1: AST Note 2: Deposit held of £900
Room 2	Double Room with En-Suite, Shared Kitchen	Individual	12 Months from 19 February 2022	£11,700	Note 1: AST Note 2: Deposit held of £1,250
Room 3	Double Room with En-Suite, Shared Kitchen	Individual	12 Months from 1 July 2022	£11,100	Note 1: AST Note 2: Deposit held of £1,067.30
Room 4	Single Room with En-Suite, Shared Kitchen	Individual	TBC	£9,000	Note 1: AST
Room 5	Double Room with En-Suite, Shared Kitchen	Individual	12 Months from 24 May 2021	£14,400	Note 1: AST Note 2: Deposit held of £1,200
Room 6	Double Room with En-Suite, Shared Kitchen	Individual	6 Months from 28 February 2021	£10,192	Note 1: AST Note 2: Deposit held of £980
Room 7	Single Room with En-Suite, Shared Kitchen	Individual	TBC	£9,600	Note 1: AST
Room 8	Double Room with En-Suite, Shared Kitchen	Individual	12 Months from 1 September 2022	£11,400	Note 1: AST Note 2: Deposit held of £1,096.15
Room 9	Double Room with En-Suite, Shared Kitchen	Individual	12 Months from 21 January 2022	£12,600	Note 1: AST Note 2: Deposit held of £1,050
Room 10	Double Room with En-Suite, Shared Kitchen	Individual	12 Months from 8 July 2020	£10,244	Note 1: AST Note 2: Deposit held of £985
Room 11	Double Room with En-Suite, Shared Kitchen	Individual	12 Months from 11 February 2022	£11,400	Note 1: AST Note 2: Deposit held of £1,096.15
Room 12	Double Room with En-Suite, Shared Kitchen	Individual	12 Months from 29 October 2022	£9,600	Note 1: AST Note 2: Deposit held of £923
Room 13	Single Room with En-Suite, Shared Kitchen	Individual	12 Months from 2 August 2021	£8,580	Note 1: AST Note 2: Deposit held of £825
Room 14	Single Room with En-Suite, Shared Kitchen	Individual	12 Months from 13 July 2022	£9,600	Note 1: AST Note 2: Deposit held of £800
Total				£150,216	

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Property Description:

The property comprises semi-detached building arranged as a 14 Bedroom HMO. All rooms are en-suite with shared kitchen and laundry room. The property benefits from parking at front suitable for up to 3 cars and a large garden at rear, providing the following accommodation and dimensions:

Ground Floor: 8 En-Suite Rooms, Large Communal Kitchen and Laundry Room

First Floor: 6 En-Suite Rooms, Communal Kitchen

Total GIA: 408 sq m (4,392 sq ft)

** Building size sourced from EPC certificate and not measured by Blue Alpine*

Development potential to convert into residential dwelling and/or extend into the loft, subject to obtaining the necessary consents.



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Property Description:

Ground Floor:

- Room 1 - 16.10 sq m (173 sq ft)
- Room 2 - 14.90 sq m (160 sq ft)
- Room 3 - 15.30 sq m (165 sq ft)
- Room 4 - 14.10 sq m (152 sq ft)
- Room 5 - 19.30 sq m (208 sq ft)
- Room 6 - 16.90 sq m (182 sq ft)
- Room 7 - 11.40 sq m (123 sq ft)
- Room 8 - 10.10 sq m (109 sq ft)
- Kitchen - 24.20 sq m (260 sq ft)

First Floor:

- Room 9 - 16.80 sq m (181 sq ft)
- Room 10 - 13.10 sq m (141 sq ft)
- Room 11 - 11.60 sq m (125 sq ft)
- Room 12 - 11.90 sq m (128 sq ft)
- Room 13 - 9.30 sq m (100 sq ft)
- Room 14 - 10.60 sq m (114 sq ft)
- Kitchen - 5.50 sq m (59 sq ft)

Total NIA: 221.10 sq m (2,380 sq ft)



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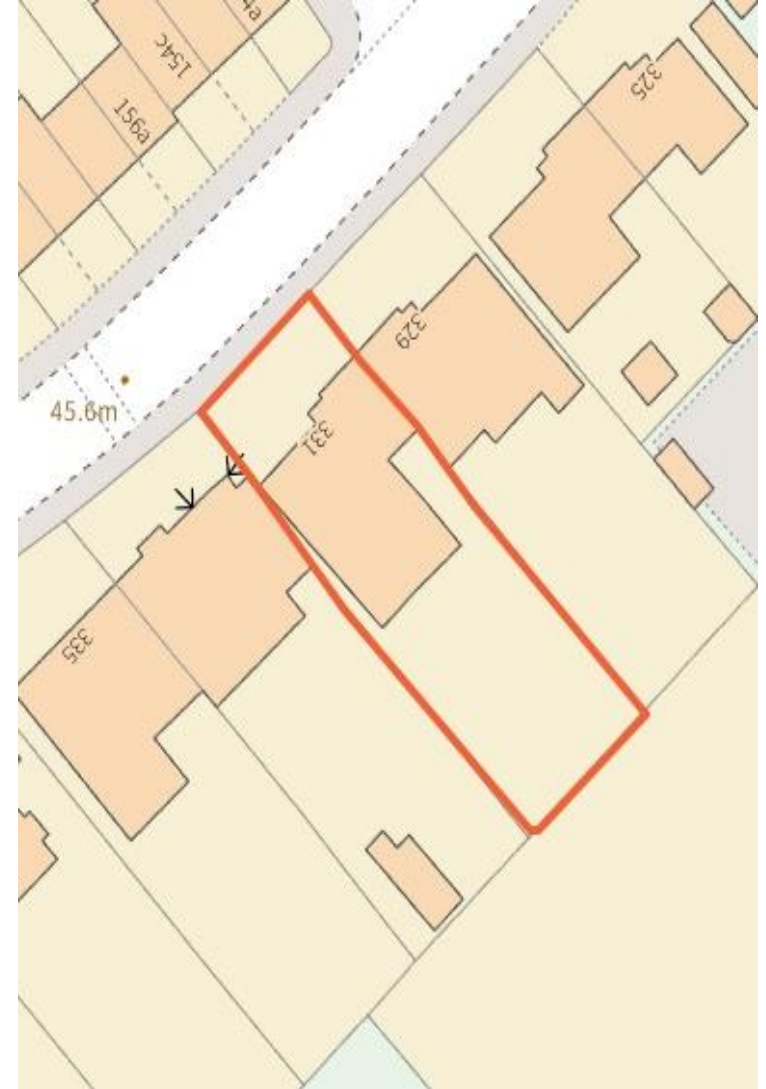
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Tenancy:

- Room 1 is at present let on AST to an Individual for a term of 12 months from 3rd March 2021 at a current rent of £10,800 p.a. Deposit held of £900.
- Room 2 is at present let on AST to an Individual for a term of 12 months from 19th February 2022 at a current rent of £11,700 p.a. Deposit held of £1,250.
- Room 3 is at present let on AST to an Individual for a term of 12 months from 1st July 2022 at a current rent of £11,100 p.a. Deposit held of £1,067.30.
- Room 4 is at present let on AST to an Individual for a term of 12 months from TBC at a current rent of £9,000 p.a.
- Room 5 is at present let on AST to an Individual for a term of 12 months from 24th May 2021 at a current rent of £14,400 p.a. Deposit held of £1,200.
- Room 6 is at present let on AST to an Individual for a term of 12 months from 28th February 2021 at a current rent of £10,192 p.a. Deposit held of £980.
- Room 7 is at present let on AST to an Individual for a term of 12 months from TBC at a current rent of £9,600 p.a.
- Room 8 is at present let on AST to an Individual for a term of 12 months from 1st September 2022 at a current rent of £ 11,400 p.a. Deposit held of £1,096.15.
- Room 9 is at present let on AST to an Individual for a term of 12 months from 21st January 2022 at a current rent of £12,600 p.a. Deposit held of £1,050.
- Room 10 is at present let on AST to an Individual for a term of 12 months from 8th July 2020 at a current rent of £10,244 p.a. Deposit held of £985.
- Room 11 is at present let on AST to an Individual for a term of 12 months from 11th February 2022 at a current rent of £11,400 p.a. Deposit held of £1,096.15.
- Room 12 is at present let on AST to an Individual for a term of 12 months from 29th October 2022 at a current rent of £9,600 p.a. Deposit held of £923.
- Room 13 is at present let on AST to an Individual for a term of 12 months from 2nd August 2021 at a current rent of £8,580 p.a. Deposit held of £825.
- Room 14 is at present let on AST to an Individual for a term of 12 months from 13th July 2022 at a current rent of £9,600 p.a. Deposit held of £800.

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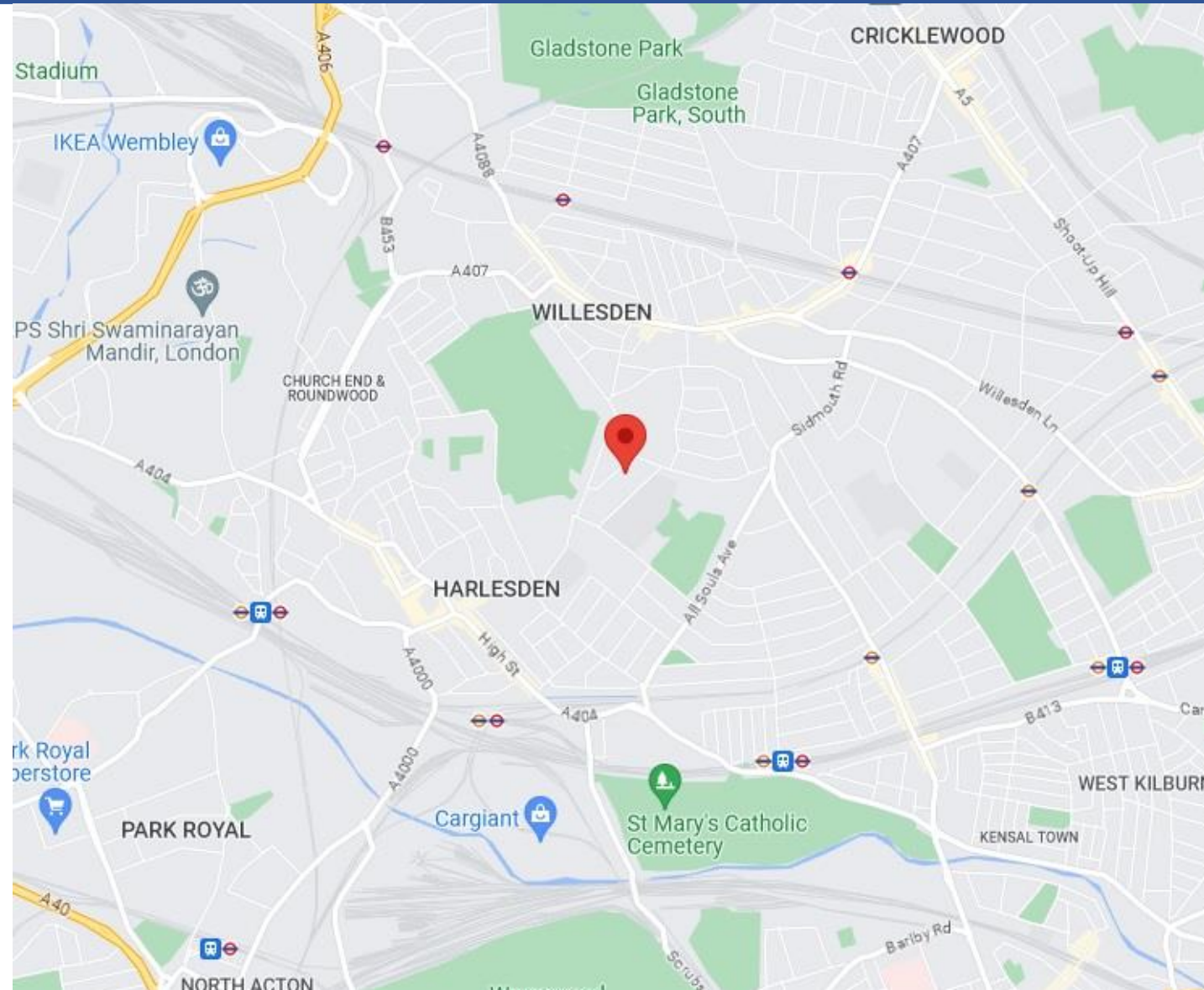
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Location:

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. The property is situated on quiet residential street within 0.6 miles from Harlesden and Willesden High Streets and Underground Stations. Bus services are available within 1 min walk on Robson Avenue, providing direct links to both Willesden and Harlesden.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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