

London HA3 - 63 Byron Road, Harrow HA3 7SY
Freehold 6-Bed HMO Investment



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PROPERTY CONSULTANTS



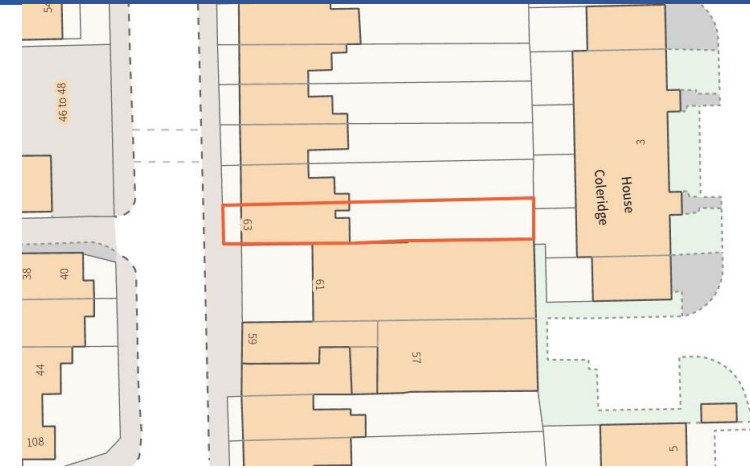
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Investment Consideration:

- Purchase Price: £700,000
- Rental Income: £55,440 p.a.
- ERV: £65,940 p.a. GIY: 9.42%
- VAT is NOT applicable to this property
- Comprises end-of-terrace house with rear garden, arranged as a 6-bed HMO
- Situated within 5 min walk from Harrow & Wealdstone Station, which serves Underground, Overground and National Rail, providing direct and regular services to Watford (7min), London Euston (15min), Birmingham (1:30h) and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1 (Ground Floor)	En-suite room: 14.50 sq m (156 sq ft)	Individual	Commencing on 29 April 2022	£10,500	Note 1: AST Note 2: Deposit held of £875
Room 2 (Ground Floor)	En-suite room: 9.72 sq m (105 sq ft)	Individual	6 Months from 1 January 2024	£11,400	Note 1: AST Note 2: Deposit held of £950
Room 3 (Ground Floor)	En-suite room: 8.65 sq m (93 sq ft)	Individual	3 Months from 21 June 2023	£10,740	Note 1: AST Note 2: Deposit held of £895
Room 4 (First Floor)	En-suite room: 4.87 sq m (52 sq ft)	Individual	12 Months from 1 December 2023	£11,400	Note 1: AST Note 2: Deposit held of £895
Room 5 (First Floor)	En-suite room: 7.48 sq m (81 sq ft)	Vacant		ERV: £10,500	
Room 6 (Second Floor)	En-suite room: 12.78 sq m (138 sq ft)	Individual	6 Months from 30 April 2023	£11,400	Note 1: AST Note 2: Deposit held of £950
Total				£55,440	
ERV				£65,940	

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Property Description:

Comprises end-of-terrace 6-bedroom HMO with benefit of rear garden, providing the following accommodation and dimensions:

Ground Floor: 52.60 sq m (566 sq ft)

3 double rooms (en-suite)

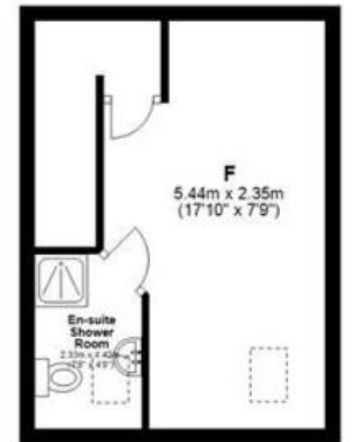
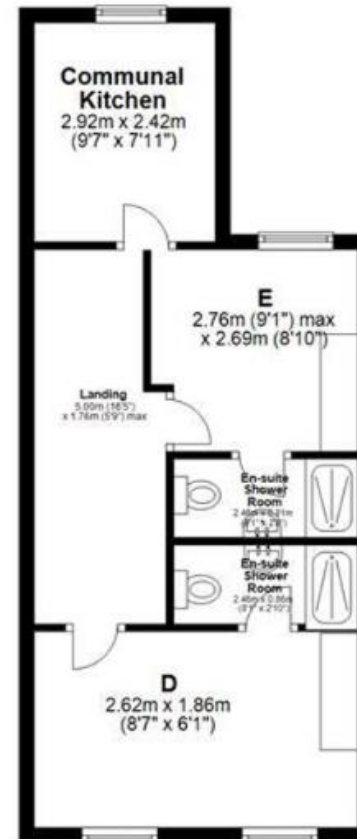
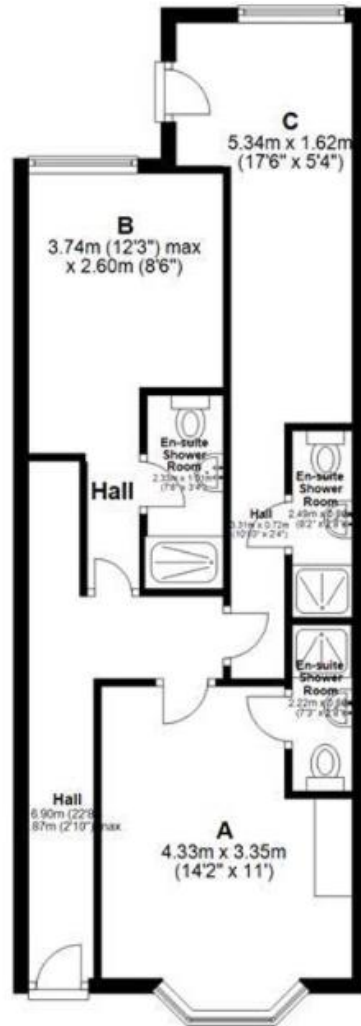
First Floor: 39.70 sq m (427 sq ft)

2 double rooms (en-suite), kitchen

Second Floor: 21.10 sq m (227 sq ft)

1 double room (en-suite)

Total GIA: 113.40 sq m (1,220 sq ft)



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Tenancy:

Room 1 is at present let on AST to an Individual for a term commencing on 29th April 2022 at a current rent of £10,500 p.a. Deposit held of £875.

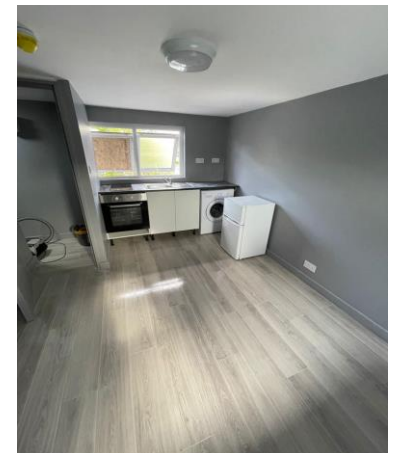
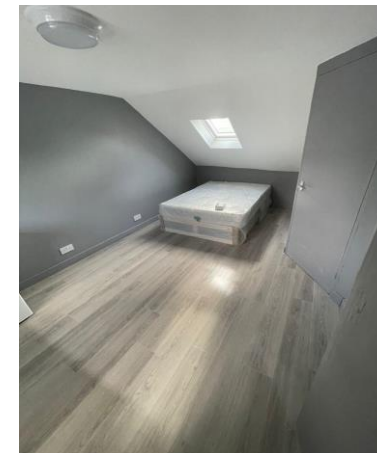
Room 2 is at present let on AST to an Individual for a term of 6 Months from 1st January 2024 at a current rent of £11,400 p.a. Deposit held of £950.

Room 3 is at present let on AST to an Individual for a term of 3 Months from 21st June 2023 at a current rent of £10,740 p.a. Deposit held of £895.

Room 4 is at present let on AST to an Individual for a term of 12 Months from 1st December 2023 at a current rent of £11,400 p.a. Deposit held of £895.

Room 6 is at present let on AST to an Individual for a term of 6 Months from 30th April 2023 at a current rent of £11,400 p.a. Deposit held of £950.

Room 5 is at present vacant. ERV: £10,500 p.a.



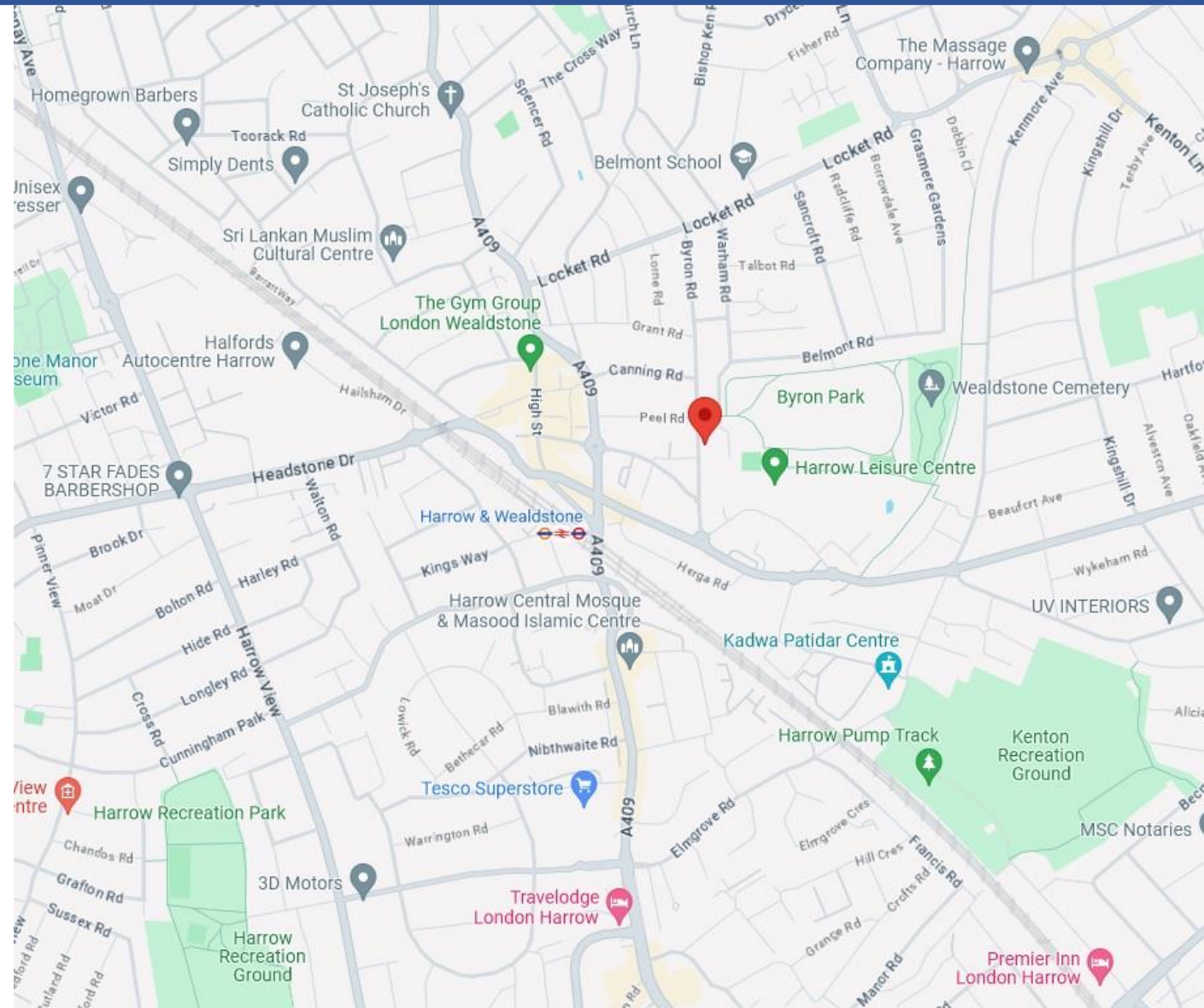
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Location:

Harrow is an affluent suburban town located 11 miles north-west of Central London and 6 miles south-east of Watford. The property is situated within 5 min walk from Harrow & Wealdstone Station, which serves Underground, Overground and National Rail, providing direct and regular services to Watford (7min), London Euston (15min), Birmingham (1:30h) and more. Occupiers nearby include Asda Superstore, Poundland, Boots, Anytime Fitness, Costa Coffee and Iceland, amongst others.



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Contacts:

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



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