

London NW10 - 1 Harold Road, Harlesden NW10 7BG
Freehold Newly Refurbished 6-Bed HMO Investment
Additional 2 Rooms Ready To Let Pending New HMO Application



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £1,250,000
- Vacant possession
- Comprises 6-bedroom licensed HMO for a max of 10 people.
- Additional 2 rooms are ready to Let, pending new HMO licence application to allow 8 households.
- With the 2 additional rooms, it would then be an 8-bedroom HMO with ERV: £105,600 p.a. GIY: 8.45%
- Newly refurbished in 2024, each room has under floor heating, sub electric meter and water supply stop cock
- Installed 500 litre water tank and commercial 90 kW boiler
- Benefits from large rear garden
- One off-street parking at front
- VAT is NOT applicable to this property
- Situated within 8 min walk from Harlesden Rail Station, provides National Rail, Overground and Underground services
- Harlesden High Street is within 10min walk which host retailers such as Tesco Superstore, Santander, Superdrug, Post Office and more.



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Property Description:

Comprises end-of-terrace 6-bedroom HMO, arranged over ground, first and second floor. Additional 2 rooms are ready to Let, pending new HMO licence application to allow 8 households. Six of the rooms are en-suite, while two have shared bathroom. Each room benefits from under floor heating, individual sub electric meter and water supply stop. The property has 500 litre water tank, and commercial 90 kW boiler. The property includes large communal kitchen and provides the following accommodation and dimensions:

Ground Floor: 4 rooms (en-suite), Communal kitchen, Washer/dryer area

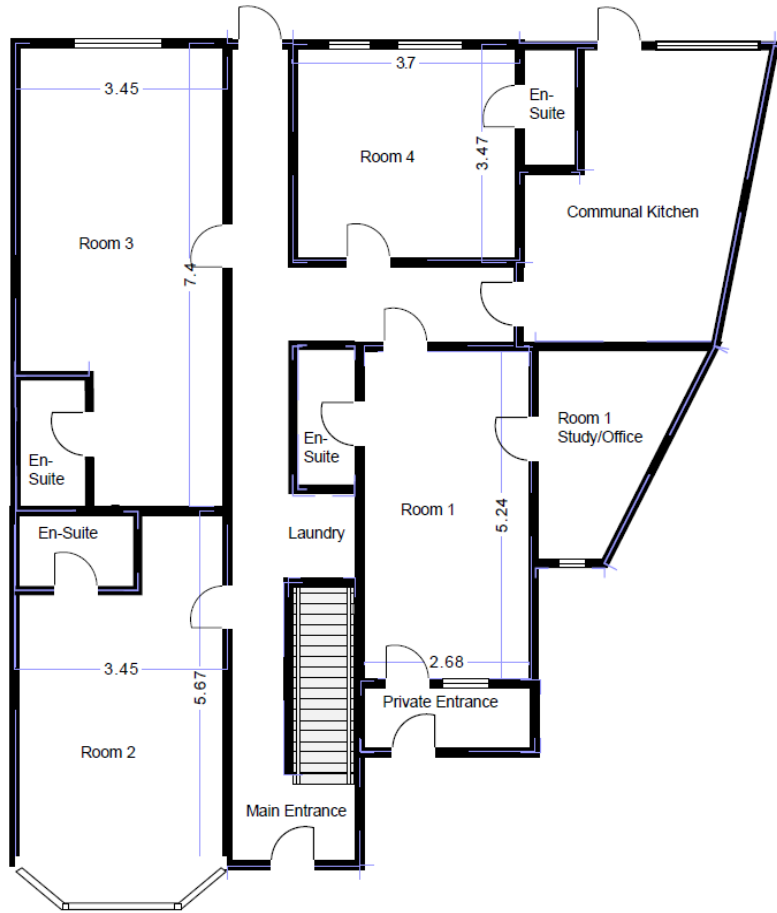
First Floor: 2 rooms (en-suite), 1 room shared bathroom

Second Floor: 1 room shared bathroom

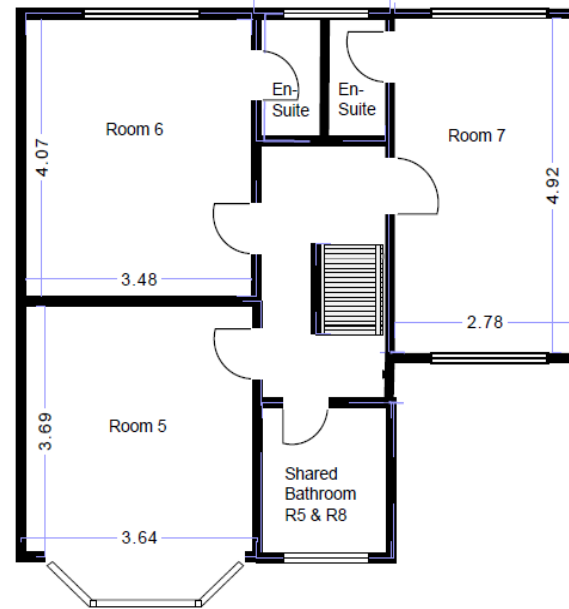
Total GIA: 200 sq m (2,152 sq ft)



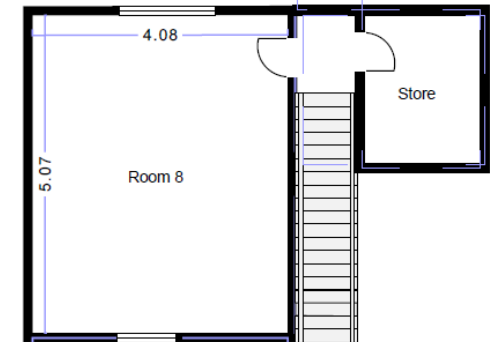
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Ground Floor



First Floor



Second Floor

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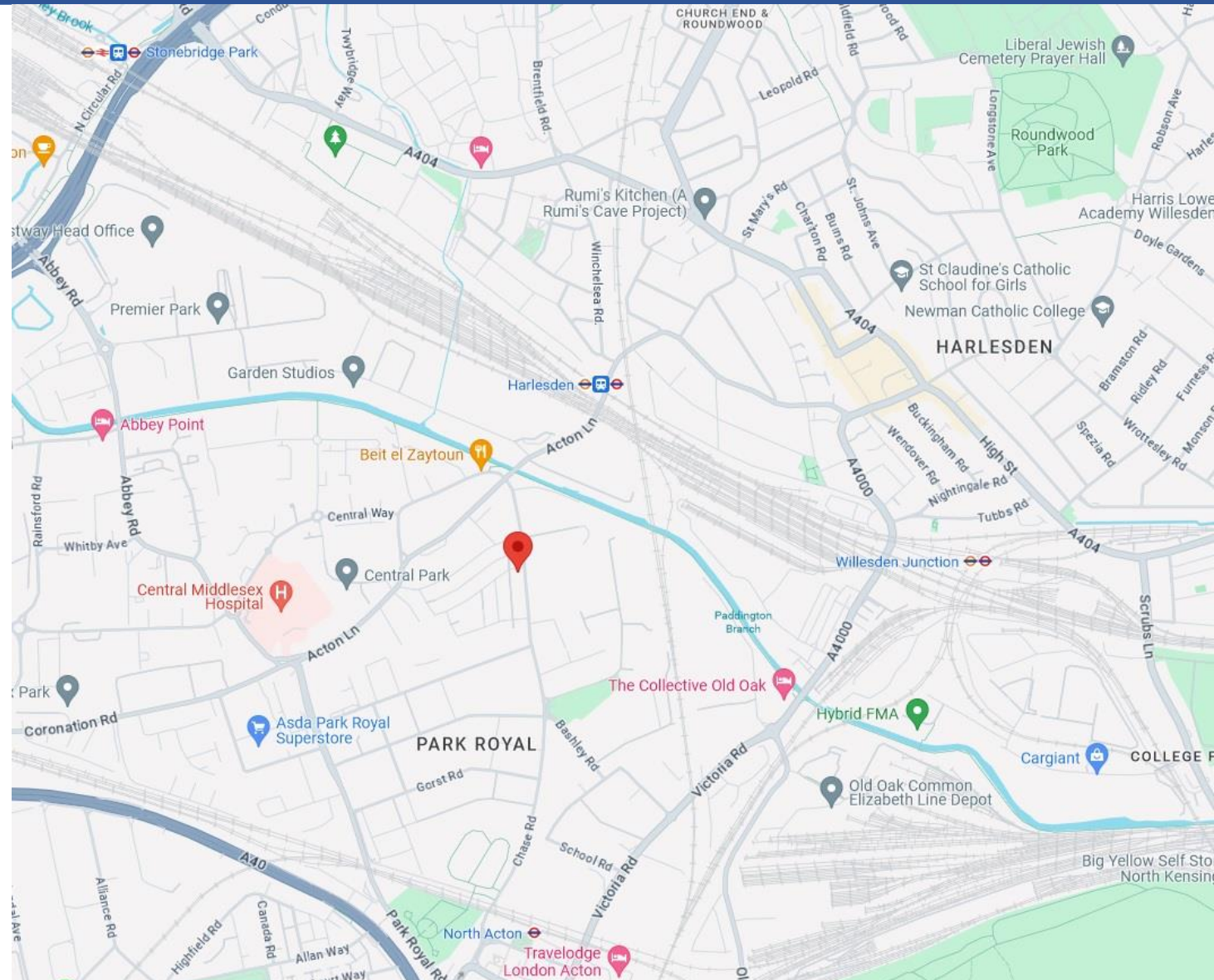
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Location:

Harlesden is an up-and-coming residential area known for its multicultural vibe, with a buzzing dining scene encompassing Caribbean, Brazilian, and Lebanese cuisines. Harlesden High Street is situated 10min walk from the property which host retailers such as Tesco Superstore, Santander, Superdrug, Post Office and more. Harlesden Rail Station is situated within 8 min walk, which provides regular National Rail, Overground and Underground services.



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Contacts:

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