

London NW10 - 57 Ballogie Avenue, Neasden NW10 1SU  
Freehold 6-Bed HMO



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# London NW10 - 57 Ballogie Avenue, Neasden NW10 1SU

## Freehold 6-Bed HMO



### Investment Consideration:

- Purchase Price: £1,400,000
- Gross Initial Yield: 6.59%
- Rental Income: £92,192 p.a.
- VAT is NOT applicable to this property
- Comprises 6-bed HMO house. Each studio benefits from en-suite and kitchen.
- Situated within short walk from Neasden Underground Station and Tesco Extra.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>Studio 1</b> (Ground Floor)	Studio Flat: 17 sq m (183 sq ft) Open plan studio, Kitchen, En-suite	Caridon Property Ltd	10 Years from 25 February 2022	£15,365.40	Note 1: R2R Note 2: Mutual break option from 3rd year with min 2 months notice
<b>Studio 2</b> (Ground Floor)	Studio Flat: 24 sq m (258 sq ft) Open plan studio, Kitchen, En-suite	Caridon Property Ltd	10 Years from 9 March 2022	£15,365.40	Note 1: R2R Note 2: Mutual break option from 3rd year with min 2 months notice
<b>Studio 3</b> (Ground Floor)	Studio Flat: 20 sq m (215 sq ft) Open plan studio, Kitchen, En-suite	Individual	12 Months from 7 December 2020	£15,365.40	Note 1: AST Note 2: Holding over
<b>Studio 4</b> (First Floor)	Studio Flat: 19 sq m (204 sq ft) Open plan studio, Kitchen, En-suite	Caridon Property Ltd	10 Years from 15 March 2022	£15,365.40	Note 1: R2R Note 2: Mutual break option from 3rd year with min 2 months notice
<b>Studio 5</b> (First Floor)	Studio Flat: 16 sq m (172 sq ft) Open plan studio, Kitchen, En-suite	Caridon Property Ltd	5 Years from 15 August 2022	£15,365.40	Note 1: R2R Note 2: Mutual break option from 3rd year with min 2 months notice
<b>Studio 6</b> (Second Floor)	Studio Flat: 34 sq m (366 sq ft) Open plan studio, Kitchen, En-suite	Caridon Property Ltd	10 Years from 7 March 2022	£15,365.40	Note 1: R2R Note 2: Mutual break option from 3rd year with min 2 months notice
<b>Total</b>				<b>£92,192.40</b>	

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### Property Description:

Comprises mid-terrace 6-bed HMO. Each studio benefits from en-suite and kitchenette, along with large communal kitchen and living room, providing the following accommodation and dimensions:

Ground Floor:

Studio 1 - 17 sq m (183 sq ft)

Studio 2 - 24 sq m (258 sq ft)

Studio 3 - 20 sq m (215 sq ft)

First Floor:

Studio 4 - 19 sq m (204 sq ft)

Studio 5 - 16 sq m (172 sq ft)

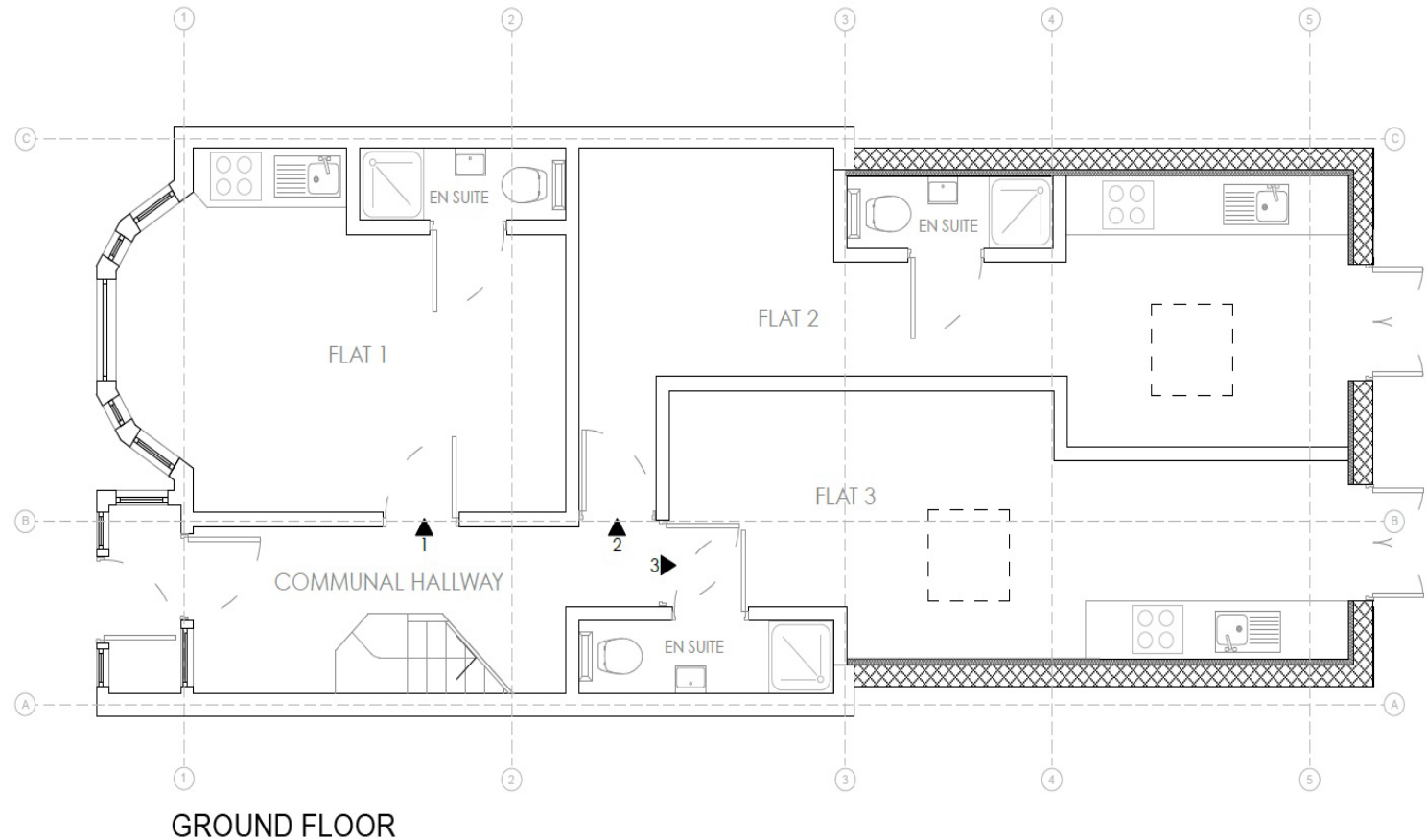
Communal Living Room

Second Floor:

Studio 6 - 16 sq m (172 sq ft)

Communal kitchen

Total area size: 112 sq m (1,204 sq ft)



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### Tenancy:

Studio 1 is at present let on R2R Agreement to Caridon Property Ltd for a term of 10 Years from 25<sup>th</sup> February 2022 at a current rent of £15,365.40 p.a. Mutual break option from 3<sup>rd</sup> year with min 2 month`s notice.

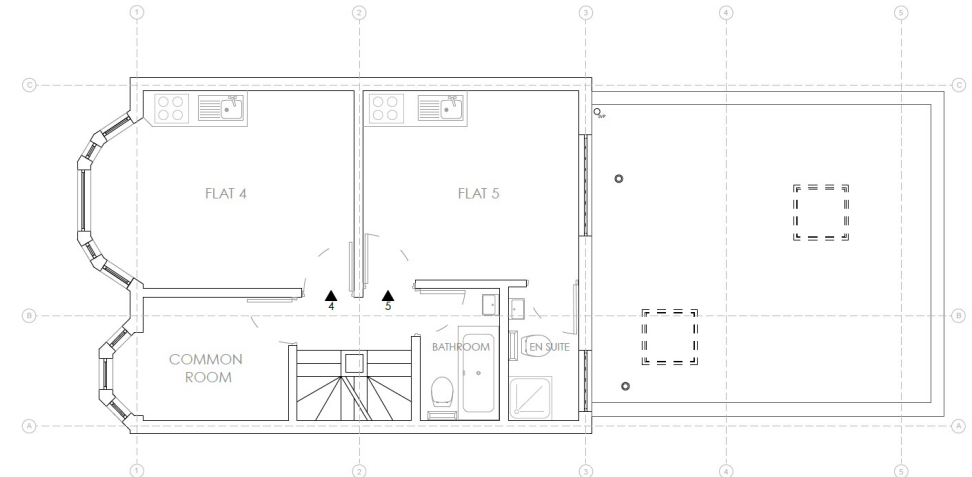
Studio 2 is at present let on R2R Agreement to Caridon Property Ltd for a term of 10 Years from 9<sup>th</sup> March 2022 at a current rent of £15,365.40 p.a. Mutual break option from 3<sup>rd</sup> year with min 2 month`s notice.

Studio 3 is at present let on AST to an Individual for a term of 12 Months from 7<sup>th</sup> December 2020 at a current rent of £15,365.40 p.a. Holding over.

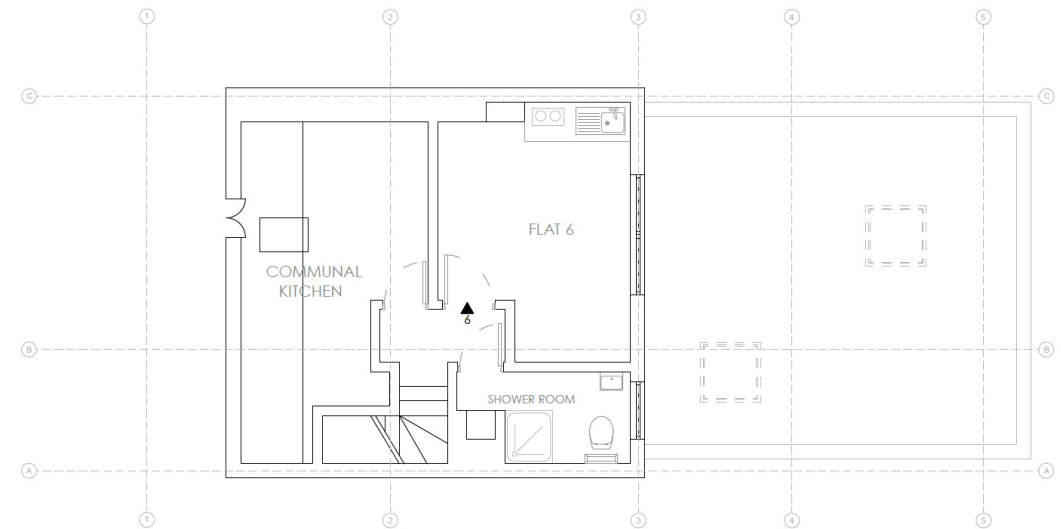
Studio 4 is at present let on R2R Agreement to Caridon Property Ltd for a term of 10 Years from 15<sup>th</sup> March 2022 at a current rent of £15,365.40 p.a. Mutual break option from 3<sup>rd</sup> year with min 2 month`s notice.

Studio 5 is at present let on R2R Agreement to Caridon Property Ltd for a term of 5 Years from 15<sup>th</sup> August 2022 at a current rent of £15,365.40 p.a. Mutual break option from 3<sup>rd</sup> year with min 2 month`s notice.

Studio 6 is at present let on R2R Agreement to Caridon Property Ltd for a term of 10 Years from 7<sup>th</sup> March 2022 at a current rent of £15,365.40 p.a. Mutual break option from 3<sup>rd</sup> year with min 2 month`s notice.



FIRST FLOOR



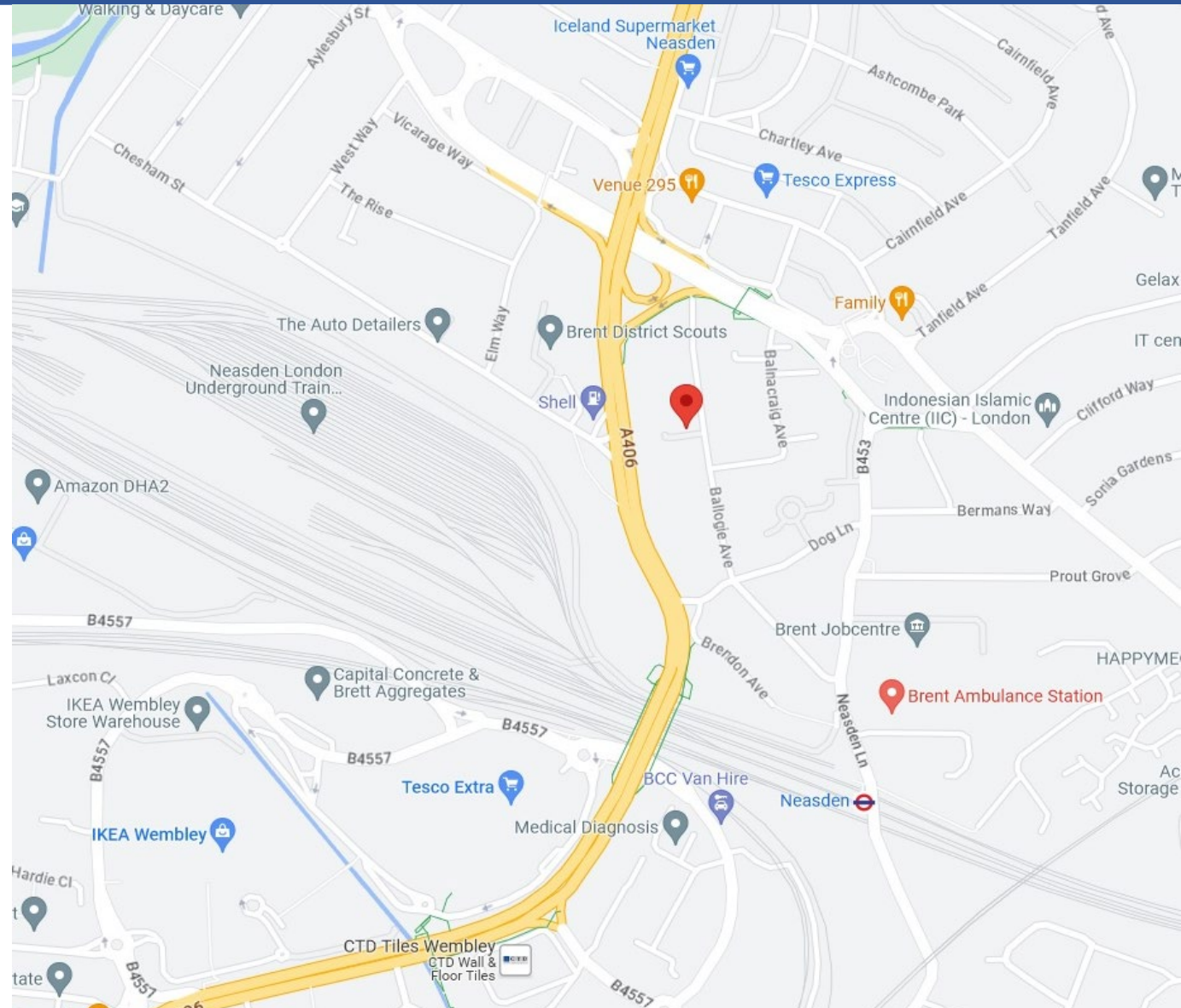
SECOND FLOOR

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## Location:

Neasden is a suburban area in northwest London, England. It is located around the centre of the London Borough of Brent and is within the NW2 (Cricklewood) and NW10 (Willesden) postal districts. The property is situated on a quiet residential street within short walk from Neasden Underground Station and Tesco Extra.



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### Contacts:

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



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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