

# 275-277 ARCHWAY ROAD

HIGHGATE, LONDON, N6 5AA

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# FOR SALE

## 3,706 SQ FT

### Unbroken Mixed Use Freehold Investment

## Key Features

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- Freehold
- 7 Flats + Commercial Unit
- Directly Opposite Highgate Station
- Part Refurbished
- Unbroken Block
- Passing Rent of £132,264
- Large Rear Garden
- Value Add Potential

**275-277 Archway Road, Highgate**  
London, N6 5AA







## Description

The property comprises a mid-terrace five storey building. Five of the Seven flats have been newly refurbished, each benefitting from double-glazed windows, tiled flooring, walk in shower and open plan living, kitchen and dining area.

The property consists of 7 self contained flats, including 3x studios, 2x 2 beds and 2x 1 beds. The 2 one bedroom flats are in need of refurbishment and are currently under rented. The EPC for the commercial and residential aspects range from C to E.

The commercial element is currently let to Hair Definitions, an established hair dresser who signed a 10 year lease in July 2014.

The rents are as follows:

Shop - £13,500 per annum - Lease Expires in July 2024

Flat 1 - £1,200 per month - Studio - AST Expires September 2024

Flat 2 - £1,750 per month - 2 bed - AST Expires February 2025

Flat 3 - £1,200 per month - Studio - New AST being signed

Flat 4 - £1,150 per month - 1 bed - Rolling AST from June 2021

Flat 5 - £1,200 per month - 1 bed - Rolling AST from January 2022

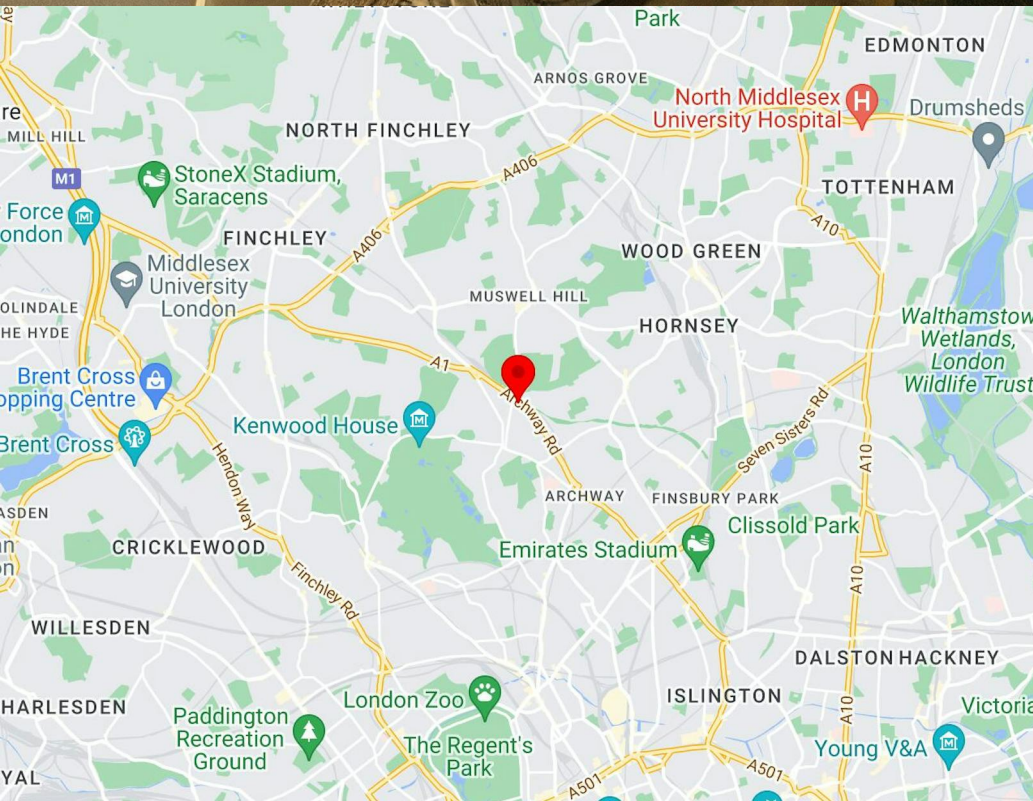
Flat 6 - £1,200 per month - Studio - AST Expires March 2025

Flat 7 - £2,200 per month - 2 bed - AST Expires May 2025

Total income of £132,264 with an ERV of £155,000 per annum

## Location

Located in the heart of Archway Road. The property is a 10 second walk from Highgate Station (Northern Line) situated opposite. Numerous buses service the area offering links to Central London, Highgate, Crouch Hill and Camden. There are wide range of cafes, shops and restaurants along Archway Road.







# Availability

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**Price** Offers in excess of £2,200,000

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**Rates** On application

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**Service Charge** On application

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**VAT** Not applicable

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**EPC** C (59)

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# Contact

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## Ethan Shine

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## Cormac Sears

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