

LIVINGS SPACE

ESTATE AGENTS



FREEHOLD INVESTMENT OPPORTUNITY

Hornsey Road, London, N7 6DG

A rare freehold investment opportunity at Hornsey Road, London N7, just moments from Arsenal Stadium, comprising four self-contained and fully let residential flats — a spacious three-bedroom with private patio, two well-proportioned two-bedroom flats (one with a terrace), and a bright one-bedroom top-floor flat with its own terrace — producing a total annual rental income of £107,640 with strong tenancies in place, offering excellent gross yield, long-term capital appreciation, and strong tenant demand in a thriving Zone 2 North London location.

Freehold: £1,895,000

FOR SALE – FREEHOLD INVESTMENT OPPORTUNITY

Hornsey Road, London N7

(Located moments from Emirates Stadium, Holloway Road, and Finsbury Park)

Property Description:

An exceptional **freehold investment** building comprising **four self-contained residential flats**, ideally located on **Hornsey Road, N7**, a short walk from **Arsenal Stadium, Emirates Stadium, Holloway Road Underground Station (Piccadilly Line)**, and **Finsbury Park (Victoria & National Rail)**. This prime North London location is highly desirable for tenants and investors alike due to its excellent transport links, vibrant amenities, and proximity to key commercial and leisure hubs.

The property is arranged over **four floors** and comprises the following:

Accommodation Breakdown:

- **Ground Floor Flat – A Hornsey Road**
A spacious **three-bedroom flat** with access to a **private patio garden**.
Tenancy Expiry: 18 August 2025 (No break clause)
Rent: £3,050.00 PCM
- **First Floor Flat – B Hornsey Road**
A well-laid-out **two-bedroom flat** benefiting from a **private terrace**.
Tenancy Expiry: 28 February 2026 (No break clause)
Rent: £2,150.00 PCM
- **Second Floor Flat – C Hornsey Road**
A bright and airy **two-bedroom flat** with modern finishes.
Tenancy Expiry: 15 October 2025 (No break clause)
Rent: £2,145.00 PCM
- **Third Floor Flat – D Hornsey Road**
A stylish and compact **one-bedroom flat** with **private terrace** and views across the city.
Tenancy Expiry: 17 November 2025 (6+2 month break clause)
Rent: £1,625.00 PCM

Total Current Rental Income:

£8,970.00 PCM / £107,640.00 per annum

Investment Highlights:

- **100% Residential Freehold** – No commercial element
- All units **let on ASTs with no break clauses** (except one with a 6+2 break)
- Attractive **gross rental yield** with potential for further growth
- **Sought-after location** near Emirates Stadium, Holloway, and Finsbury Park
- 3 flats have **private outdoor space** (terrace or patio)
- Modern finishes throughout – no major refurbishment needed
- Strong rental demand in the area with excellent tenant retention
- Suitable for investors seeking long-term stable income with future capital appreciation
- Potential uplift in rents upon renewal or re-letting at market rates

Location:

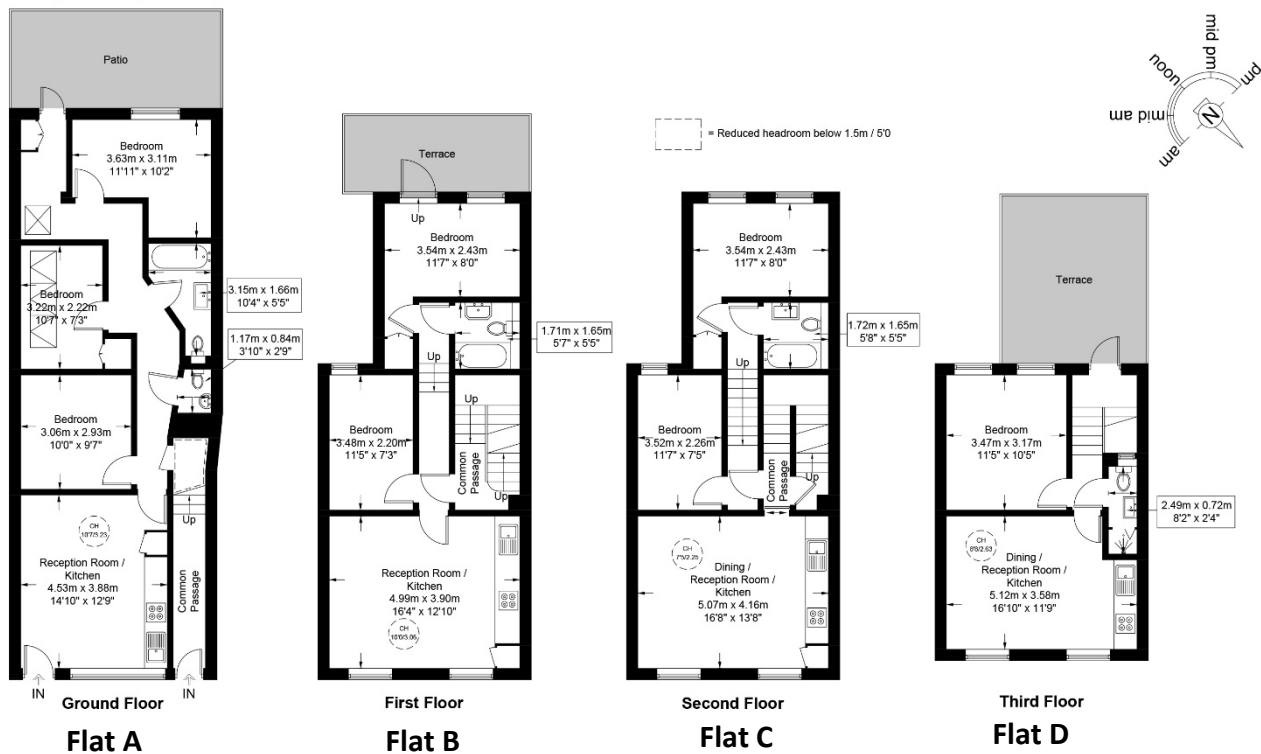
Hornsey Road is a bustling and vibrant residential and commercial street. The property is located in **Zone 2**, close to **Arsenal Station** and surrounded by local cafes, shops, gyms, parks, and schools. The area is undergoing significant regeneration, making this a **strategic long-term investment opportunity**.

Tenure: Freehold

Hornsey Road, N7

Approximate Gross Internal Area = 2330 sq ft / 216.5 sq m

Restricted Height = 13 sq ft / 1.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Flat A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

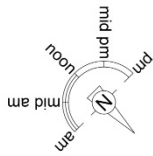
Flat D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

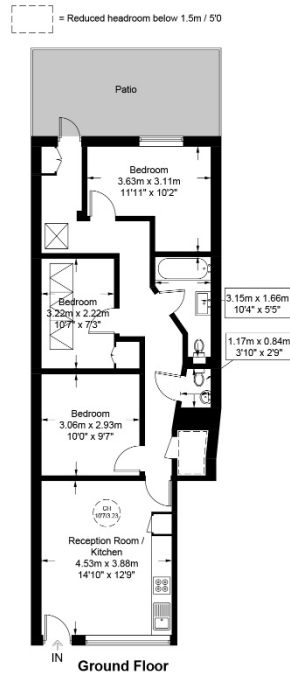
Hornsey Road, N7

Approximate Gross Internal Area = 717 sq ft / 66.6 sq m

Restricted Height = 13 sq ft / 1.2 sq m



Flat A

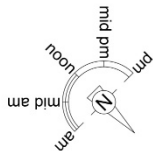


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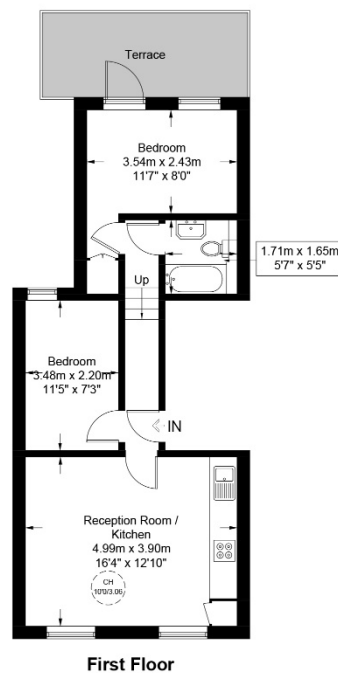


Hornsey Road, N7

Approximate Gross Internal Area = 509 sq ft / 47.3 sq m



Flat B

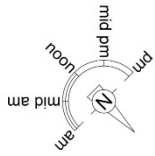


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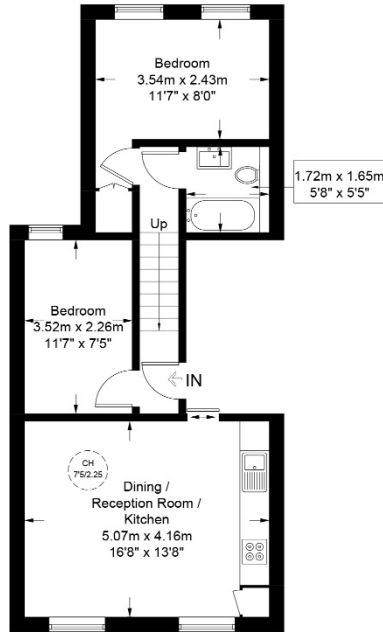


Hornsey Road, N7

Approximate Gross Internal Area = 509 sq ft / 47.3 sq m



Flat C



Second Floor



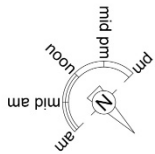
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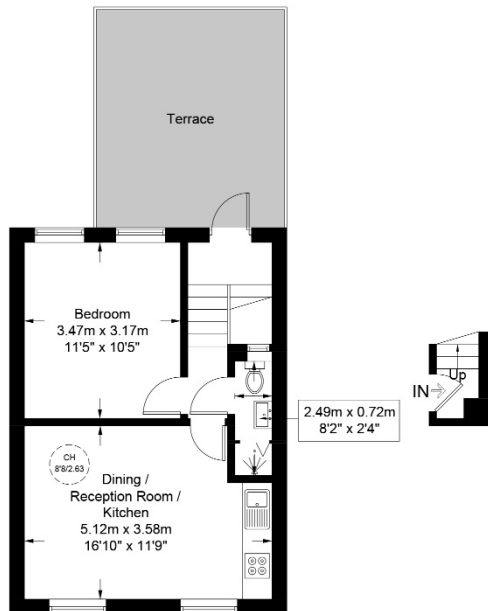
**Certified
Property
Measurer**

Hornsey Road, N7

Approximate Gross Internal Area = 404 sq ft / 37.5 sq m



Flat D



Third Floor

Second Floor



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**Certified
Property
Measurer**

Flat A



Video Tour Link: <https://youtube.com/shorts/1XSZq4ZSY6I>

Flat B



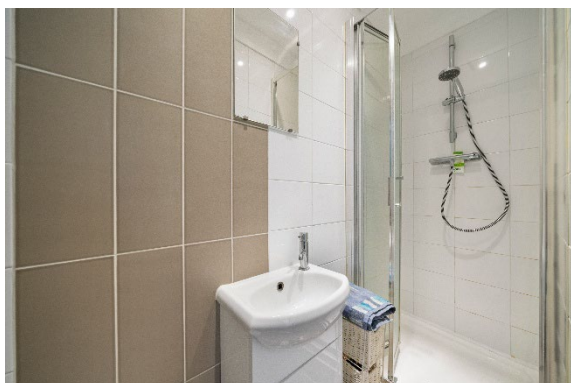
Video Tour Link: <https://youtube.com/shorts/M64fBnwZhc0>

Flat C



Video Tour Link: <https://youtube.com/shorts/nOZDxDLtulg>

Flat D



Video Tour Link: <https://youtube.com/shorts/E0eRLvLoBks>



Contact Us for Further Information

If you would like to learn more about this property or arrange a private viewing, please do not hesitate to get in touch with us. Our dedicated team at **Living Space Estate Agents** is on hand to provide expert advice, answer any questions, and guide you through every step of the buying process.

Whether you're a first-time buyer, seasoned investor, or simply exploring the market, we are here to offer tailored support and ensure a smooth, professional experience from start to finish.

Contact Details

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We look forward to assisting you with your property journey.