



PROPERTIES UNDER THE HAMMER



33 Merlin Crescent, Edgware, HA8 6JJ

Auction Guide £375,000



For sale through Auction on Monday 8th December 2025

Nestled in the desirable area of Merlin Crescent, Edgware, THIS SEMI-DETACHED PART FREEHOLD PROPERTY (1ST & 2ND FLOOR ONLY) presents a unique investment opportunity. Originally a three-bedroom family home, the property has been thoughtfully converted into two flats on the first floor and a charming studio flat on the second floor, making it ideal for those seeking rental income or multi-generational living. Ground floor has been sold and this property sale includes first and second floor.

With a combined rental income of £2100, the first floor comprises two well-appointed flats. Flat C features a welcoming reception room, a comfortable bedroom, a kitchen, and a bathroom with a WC, providing a cosy living space. Flat D boasts a spacious reception room, bedroom, a kitchen, and a

