

roundtree

real estate



Edmunds Court, 92 Vivian Avenue, Hendon NW4

OIEO £1,250,000

For sale - Freehold site



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN NW4



BRITISH
PROPERTY
AWARDS

2022 - 2023



GOLD WINNER

LETTING AGENT
IN NW4

A fresh approach to your property journey...

Situated on the prominent corner of Station Road and Vivian Avenue is this Freehold apartment block. The property currently consists of 3 x 3 bedroom apartments and offers huge potential to develop/redevelop STPP. Both Hendon Central and Thameslink stations are within close proximity and is within easy access of Hendon Centrals shopping amenities. SOLE AGENTS.





Tenancy Schedule

Flat 1: £1,660.00 PCM expires 02/07/2024

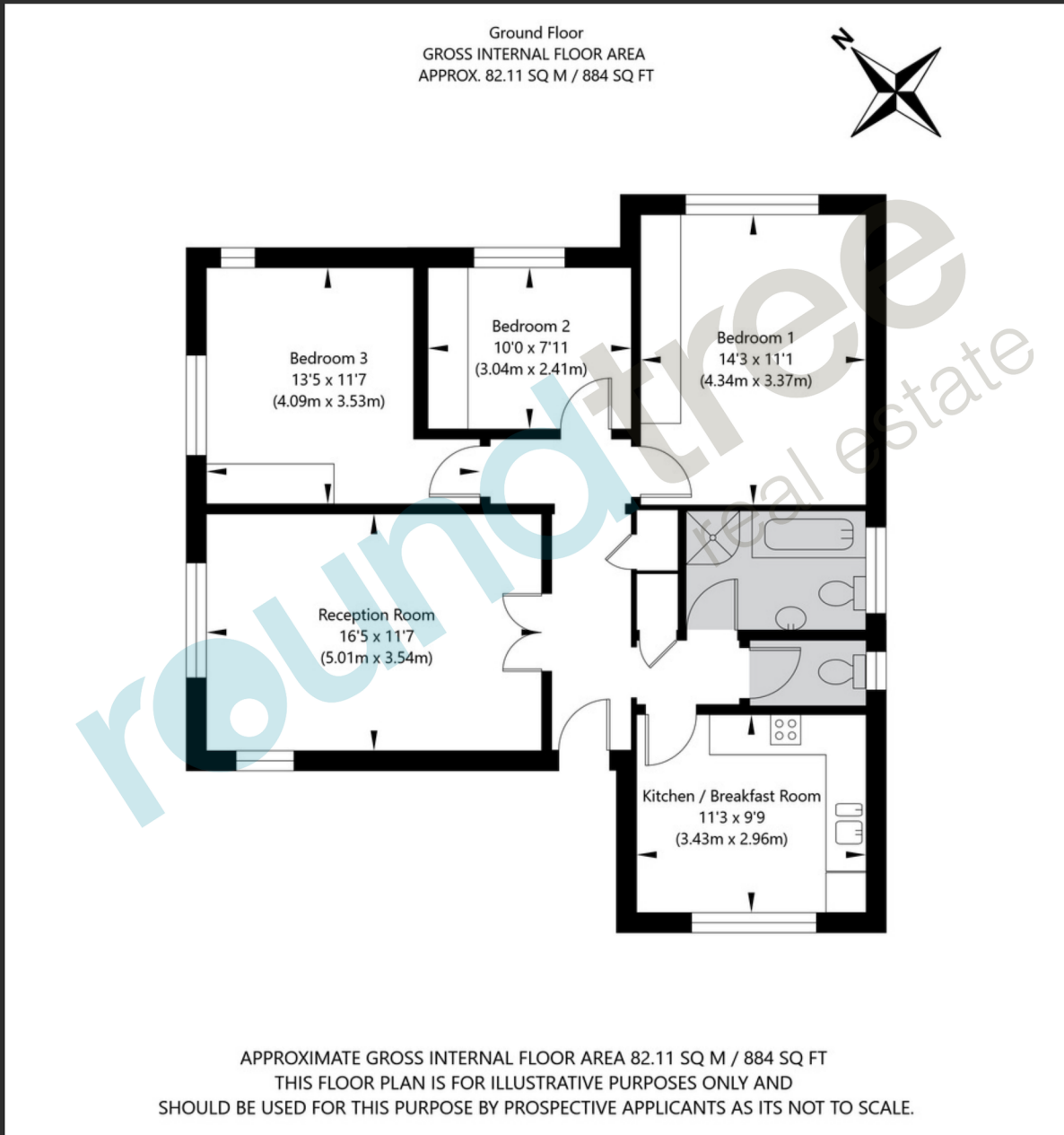
Flat 2: £1,775.00 PCM expires 09/02/2025

Flat 3: Will be sold VP

We feel there is further scope to improve and raise the current rents. Day 1 ERV to let including Flat 3 would be £76,920

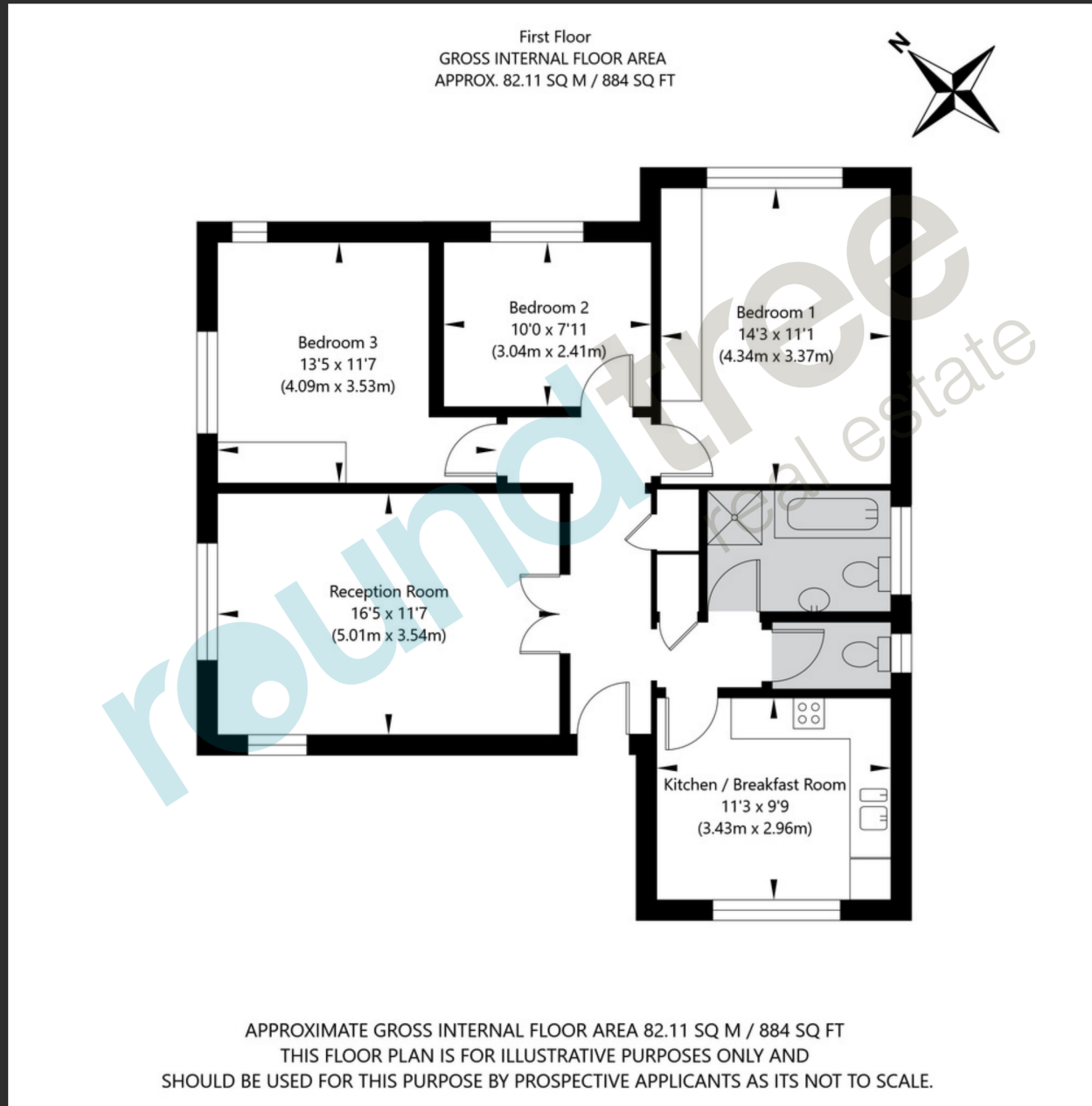
Additionally, on the roof we understand that there is a phone mast, which the lease has now expired and is holding over, the current rent £13.5K PA

Flat 1 Floorplan



EPC Rating: D

Flat 2 Floorplan



EPC Rating: D

Flat 3 Floorplan



EPC Rating: E



1 Sentinel Square, Brent Street
Hendon, NW4 2EL

020 8203 21111

mail@theroundtree.com

theroundtree.com

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you.

Get in touch today!



General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

A fresh approach to your property journey...