



LDG

LYMINGTON ROAD
West Hampstead
£5,000,000 STC

UNBROKEN FREEHOLD BUILDING

Comprising of 19 self contained C3 apartments



Lymington Road









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC available upon request

**ADDRESS**

Lymington Road, London

POSTCODE

NW6 1HY

THE SPACE

* Residential C3 use Freehold building with 19 self contained apartments *

Moments from the amenities and transport links of West End Lane, this unbroken Freehold house comprising 19 self contained apartments finished to a high specification and access to gardens has become available in this highly desirable location in West Hampstead. Currently rented out and producing £315,000 per annum, this building would be of interest to investors, family offices and buyers looking for long term rental income.

This property resides just to the west of the Finchley Road and north of West Hampstead station which sits at approximately 0.2 miles. Well connected, it benefits easy access to the national road network, as well as excellent local Underground and Overground services to the City, West End and further afield. Lymington Road is an attractive residential street, ideally located for all the the fabulous amenities, shops, bars and restaurants that West Hampstead has to offer.

ACCOMMODATION**& FEATURES**

- 19 self contained apartments
- C3 use
- Attractive period building
- Current rental income £315,000 pa
- Freehold
- Each apartment zoned for council tax
- Fantastic location, close to all amenities
- Good size garden to rear
- Out building housing washing machines and storage
- Current ERV of 350k represents an yield uplift to 6%

PRICE

£5,000,000, subject to contract

TENURE

Freehold

COUNCIL TAX

Camden Band

RESIDENTS PARKING

TBC

ON YOUR DOORSTEP

Banana Tree
Rosa's Thai
Gail's Bakery
Alice House
The Gallery

COMMUTE

West Hampstead Station
Finchley Underground Station
West Hampstead Hockey Club

Area

DESCRIPTION	SQ M	SQ FT	DESCRIPTION	SQ M	SQ FT
Flat 1	34.62	373	Flat 12	20.98	226
Flat 2	28.64	308	Flat 13	18.57	200
Flat 3	22.25	239	Flat 14	17.75	191
Flat 4	20.95	226	Flat 15	16.40	177
Flat 5	24.26	261	Flat 16	26.10	281
Flat 6	19.43	209	Flat 17	20.77	224
Flat 7	25.13	270	Flat 18	15.61	168
Flat 8	27.15	292	Flat 19	17.51	188
Flat 9	29.23	315	Laundry	15.00	161
Flat 10	16.51	178	Total IPMS 3B AREA (and GIA)	436.58	4.699
Flat 11	19.72	212			

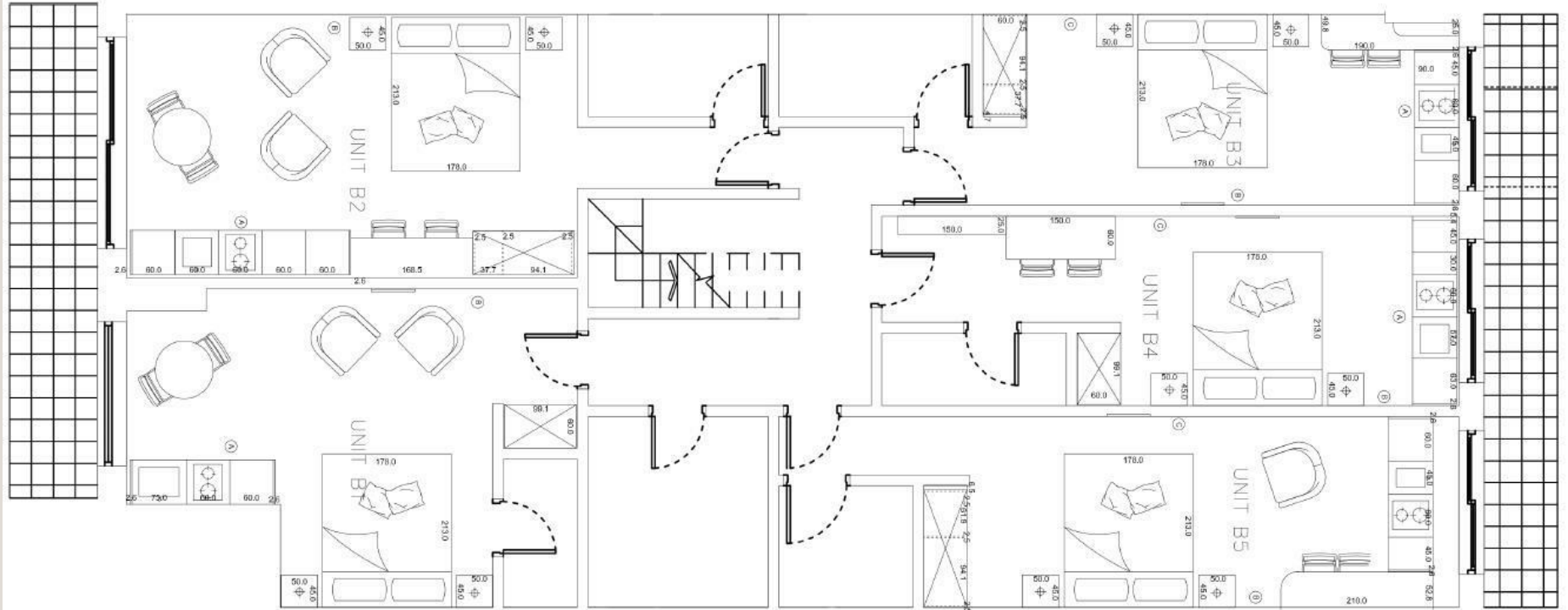
Area measured in square metres and has been converted into square feet using a conversion factor of 10.7639.



Tenancy Schedule

Apartment	Size m2	Rental / Month	Paid	Rent pmnt date	Duration	Move In	Move Out	Tenant Name
1	34.62	£1,600	monthly	17th	12 months	01/07/2024	30/06/2025	Maria Martin
2	28.64	£1,100	monthly	14th	48 months	15/03/2021	14/03/2025	Silvia Minelli
3	22.25	£1,500	monthly	1st	12 months	01/08/2024	31/07/2025	Jayvian Mavi
4	20.95	£1,500	monthly	22nd	24 months	24/09/2022	23/09/2024	D Horton
5	24.26	£1,500	monthly	10th	12 months	10/08/2024	08/08/2025	Clare Lumanog
6	19.43	£1,300	monthly	5th	24 months	06/02/2023	05/02/2025	David Millington
7	25.13	£1,250	monthly	9th	48 months	17/03/2021	16/03/2025	Dimitru Darii & Daniela Raicu
8	27.15	£1,500	monthly	5th	24 months	05/05/2023	05/05/2025	Konstantinos Sikeridis
9	29.23	£1,600	monthly	11th	12 months	28/04/2024	27/04/2025	Debora Costa
10	16.51	£1,250	monthly	23rd	12 months	23/12/2023	22/12/2024	Lytton Maisera
11	19.72	£1,300	monthly	25th	6 months	25/01/2024	24/01/2025	Oeslle Lucena
12	20.98	£1,400	monthly	14th	12 months	14/01/2024	14/01/2025	Amani Abbas
13	18.57	£1,300	monthly	22nd	24 months	24/08/2022	24/12/2024	Jiaqian Gu
14	17.75	£1,350	monthly	28th	12 months	28/01/2024	28/01/2025	Mariana Cuencas
15	16.4	£1,100	monthly	14th	36 months	10/08/2021	30/06/2025	Katarzina Koscielecka
16	26.1	£1,800	monthly	1st	60 months	01/12/2019	01/12/2024	Idil Erbil
17	20.77	£1,450	monthly	17th	12 months	17/08/2024	16/08/2025	Sema Yilmaz
18	15.61	£1,450	monthly	5th	12 months	05/08/2024	04/08/2025	Anna Murphy
19	17.51	£1,000	monthly	1st	48 months	01/02/2021	31/01/2025	Kiran Duwa

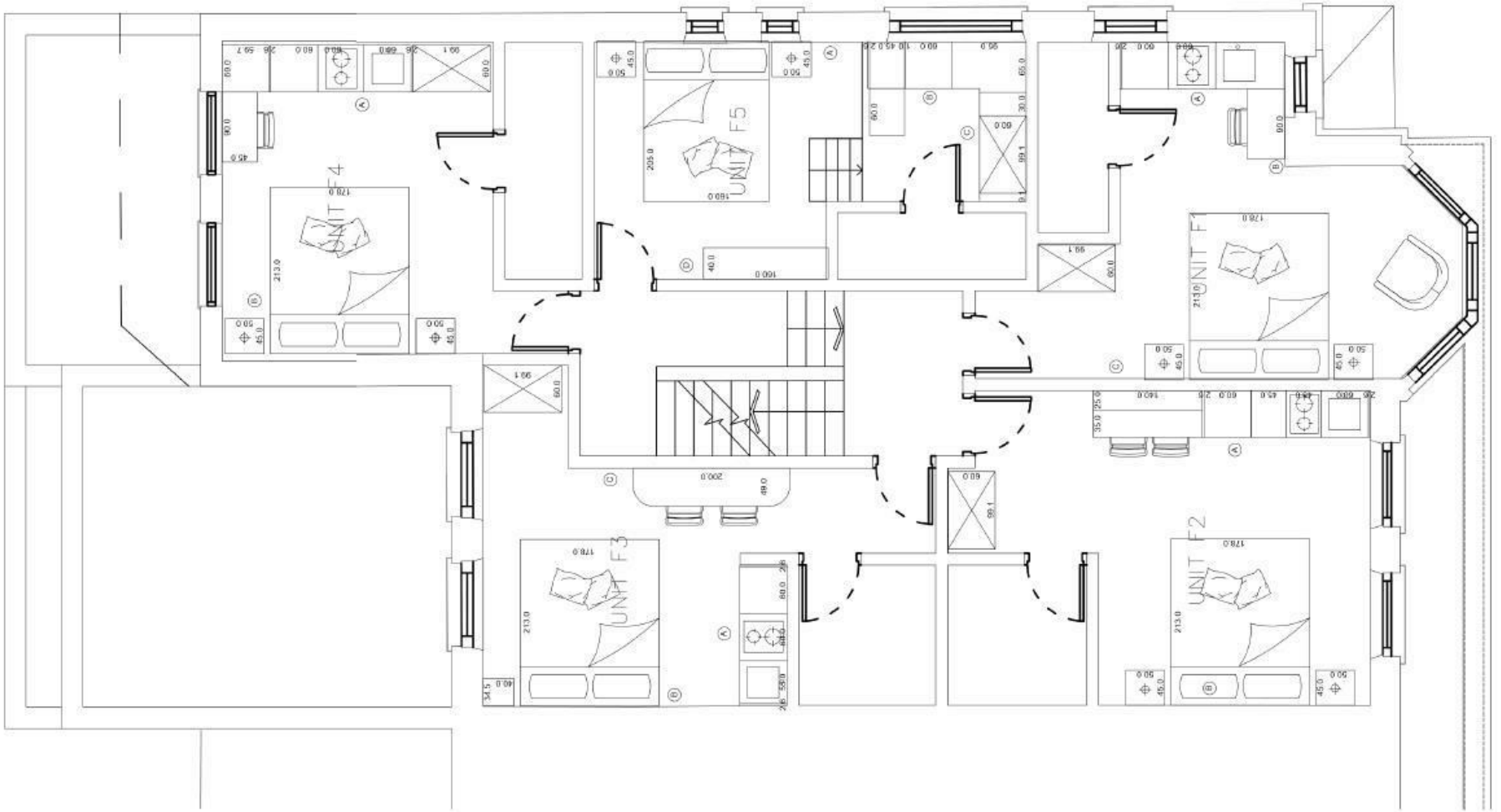
Plans LG



Lower Ground Floor

Plans 1st

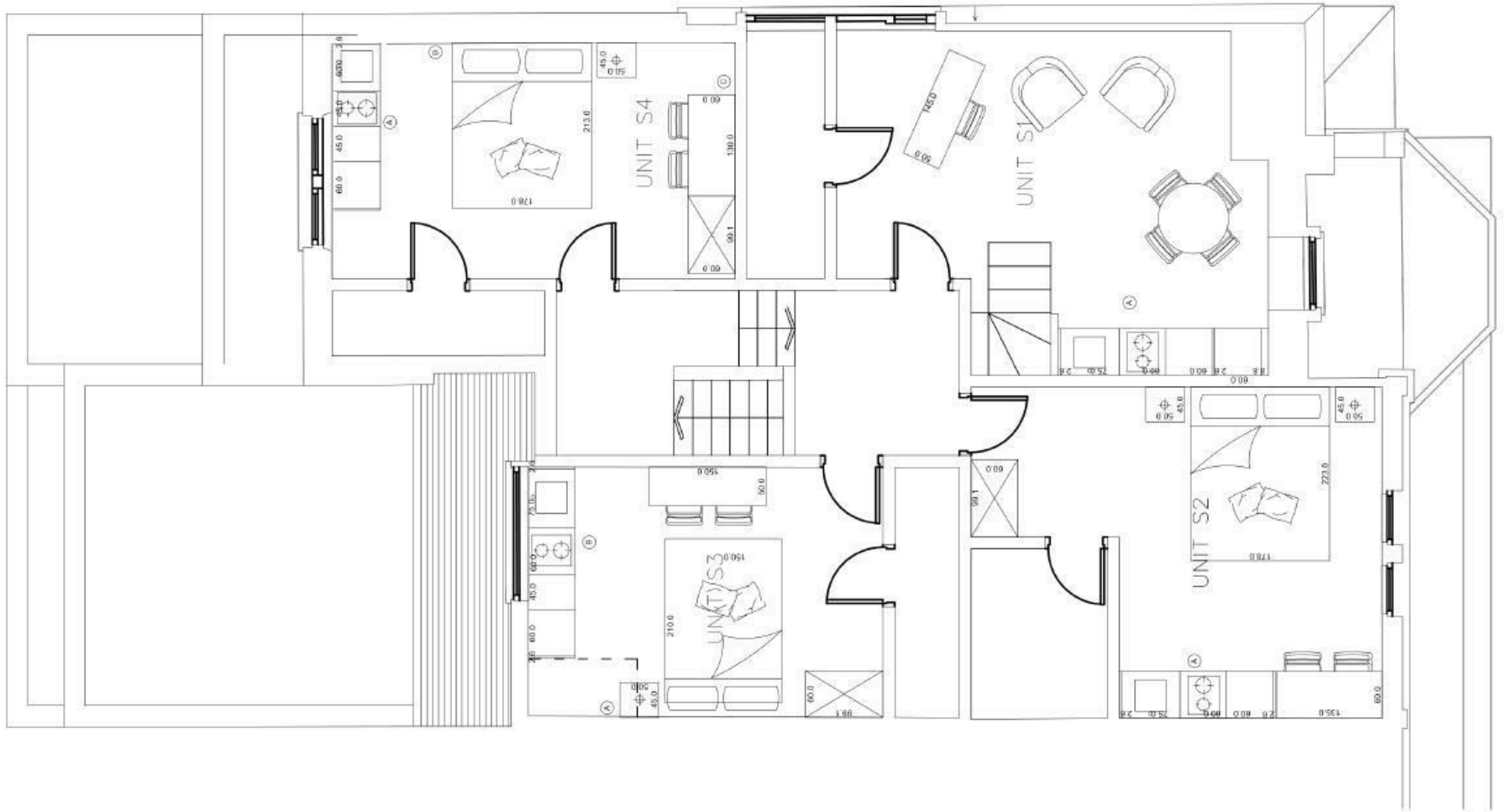
Floor Plan



First Floor

Plans 2nd

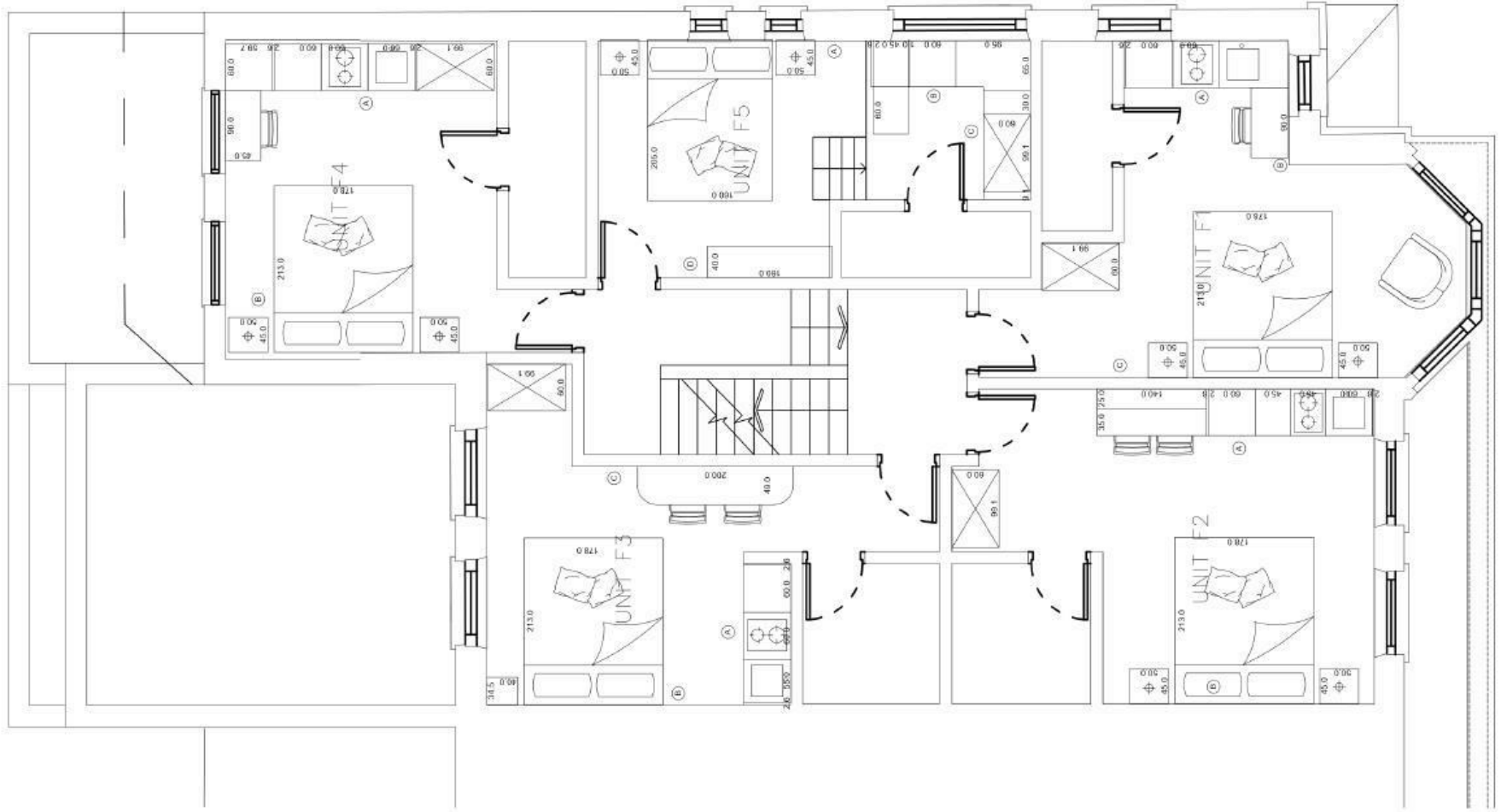
Floor Plan



Second Floor

Plans G

Floor Plan



Ground Floor

Ready to talk?



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