



Finsbury Park Road, N4 2JU

Asking Price Of £1,600,000  
Freehold



# Finsbury Park

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Freehold

Rarely available freehold income producing House in Occupation (HMO ) producing £ 99,744 per annum. The property has been divided into a combination of studio flats and bedsits which are let on Assured Shorthold Tenancy Agreements. We believe additional income is possible subject to a refurbishment of the current properties.

- HMO investment
- Rare Opportunity
- 2724 sq ft incl. basement
- Great Location
- Currently let and managed by DA
- £99,750 rent income per annum
- Uplift in rental income possible
- Brownswood conservation area





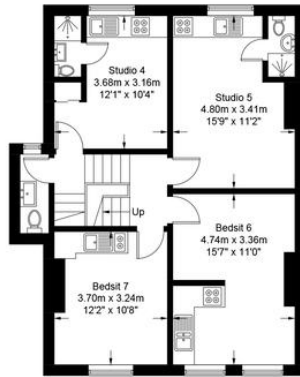


# Finsbury Park Road, N4

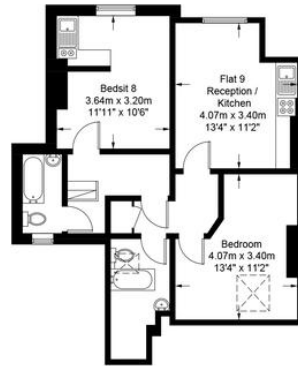
Approximate Gross Internal Area = 2138 sq ft / 198.6 sq m  
 Basement = 579 sq ft / 53.8 sq m  
 Reduced Headroom = 7 sq ft / 0.7 sq m  
 Total = 2724 sq ft / 253.1 sq m

# DAVID ANDREW

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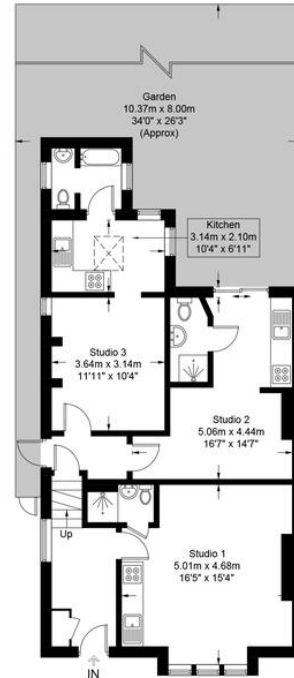


First Floor

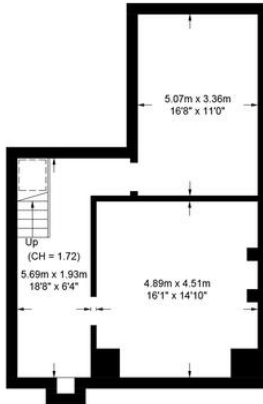


Second Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor



Basement

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1101364)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



Certified Property Measurer