



Myddleton Road, London

£900,000

Havilands

the advantage of experience



- Great Investment Opportunity
- 1 shop; 3 flats 1 of which has 5 rooms
- Fantastic location
- 1 bed garden flat
- Studio with patio
- Versatile layout
- Multiple income opportunities
- More information available on application
- Must view
- 0.2 miles from Bowes Park Station

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



**RENTAL YIELD OF 7.7%! Introducing a fantastic opportunity to own a versatile mixed-use property located on Myddleton Road in the vibrant neighbourhood of Bowes Park. This property has 7 ASTs - 1 x 1 bed garden flat, 1 x studio flat with patio, 5 separately rented rooms upstairs, with an HMO licence, plus 1 shop, making it an ideal investment .**

**Shop - Ground Floor:** The ground floor of this property features a shop of 28 sqm, providing an excellent space for a retail business or a professional office setup. Boasting ample natural light, a well-appointed kitchen and a convenient W/C are included.

**Flat A - Ground Floor Garden Flat:** Situated on the ground floor is a separate 1 bedroom garden flat, spanning 34 sqm & offering a tranquil retreat from the bustling city. This self-contained unit comprises a well-appointed bedroom, a fully equipped kitchen and a bathroom. The garden area is a low maintenance space & allows residents to enjoy outdoor living.

**Flat C - Ground Floor Studio with patio:** Next is a separate ground floor studio flat offering 20 sqm of accommodation that offers a versatile space for various purposes. This flexible space is designed to adapt to your specific needs. The studio includes a kitchen, shower room & a patio.

**Flat B - First & Top Floor:** Ascending to the first floor, you'll find a separate duplex flat with 5 bedrooms, which are individually let with an HMO licence. There is a kitchen, bathroom, shower room and separate W/C, providing convenience & privacy for residents.

**Location:** Situated on Myddleton Road, this property benefits from a highly sought-after location. The area is known for its vibrant community and offers a diverse range of amenities, including local shops, cafes and restaurants. Bowes Park Station is 0.2 miles.

Monthly rental income: £6,150 (Shop £700; Flat A £1,200; Flat B £3,300 (5 separate rooms); Flat C £950)

Annual income: £73,800

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Approximate Gross Internal Area 2055 sq ft – 190 sq m  
 Ground Floor Flat A Area 306 sq ft – 28 sq m  
 First Floor Flat A Area 681 sq ft – 63 sq m  
 Top Floor Flat A Area 489 sq ft – 45 sq m  
 Ground Floor Flat B Area 364 sq ft – 34 sq m  
 Ground Floor Flat C Area 215 sq ft – 20 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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