

345 Archway Road, Highgate, N6 5AA



Investment –

Freehold Ground Rent & Upper Flats

2,540 sq ft / 236.1 sq m

Offers In Excess Of £750,000

FOR SALE

Opportunity Summary

- A substantial Freehold investment comprising a commercial ground rent, plus 2 self-contained flats configured as 1 x 1 bed and 1 x 2 bed split-level. Plus, exclusive benefit of the rear garden.
- The first-floor flat is currently configured as a very large 1-bedroom apartment of 651sqft. producing £1,525.54 per calendar month/£18,306.48 per annum.
- The second and third floor, split-level flat is currently configured as a very large 2-bedroom apartment of 1,151sqft. producing £2,061.62 pcm/£24,739.44pa.
- Potential for value add through repositioning of the upper flats to create additional bedrooms, subject to obtaining the necessary consents.
- Potential for value add by way of development including loft or rear extensions, subject to obtaining the necessary consents.
- Potential for rental growth through refurbishment and repositioning.
- Rare freehold asset in a prominent position opposite Highgate station, with an affluent surrounding community.
- The commercial demise is to be sold off on a lease expiring in 3020, producing a reasonable ground rent investment. The ground rent is indexed to increase with RPI, annually to 1st January 2027 and every fifth anniversary thereafter.
- Sold subject to existing tenancies and commercial long leasehold interest sold off.
- Total rental income of £43,045.92 per annum, reflecting 5.46% NIY assuming standard purchaser's costs, and 5.74% Gross Yield



Location & Description

Prominently situated on Archway Road opposite Highgate station, the building holds an excellent position in one of North London's most desirable residential areas.

Highgate offers a unique blend of rural village charm and city convenience, with a vast selection of independent cafés, restaurants, pubs, and boutique shops and everyday amenities.

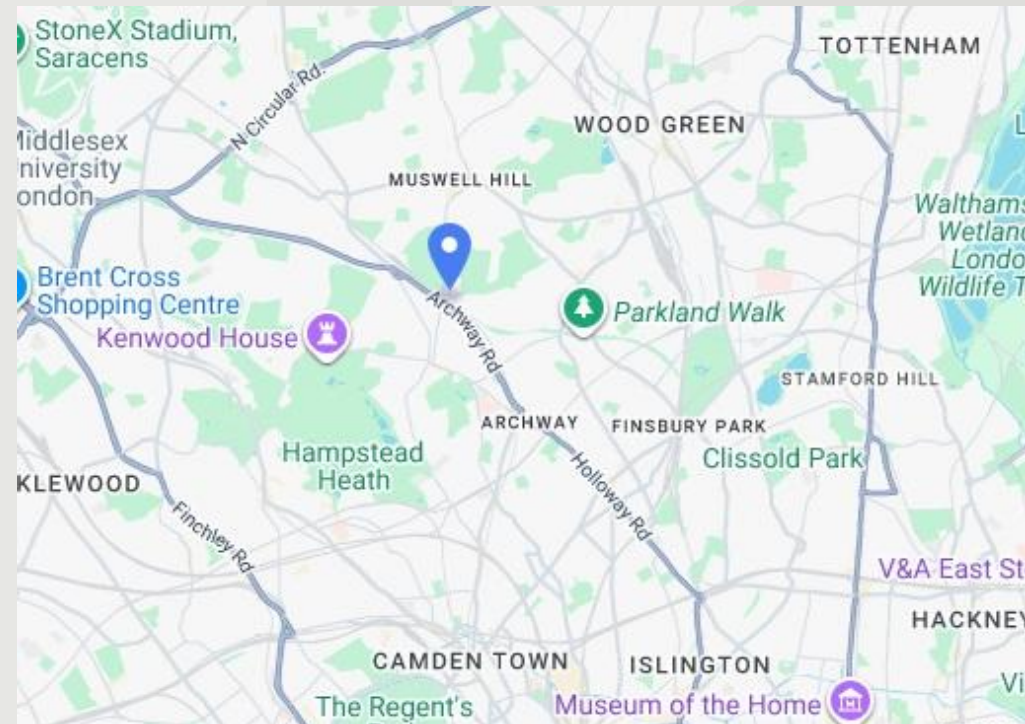
Highgate Tube Station (Northern Line) provides direct access to King's Cross, the City and West End. Numerous bus routes also serve Archway Road, offering connections across North London and to the East.

Highgate Wood, Waterlow Park, and the expansive Hampstead Heath are all nearby, providing acres of green open space, woodland walks, and panoramic views across London.

Highgate Village, with its historic character and vibrant community atmosphere, is within a short walk, while nearby Muswell Hill, Crouch End, and Hampstead provide an even wider choice of shopping, dining, and leisure amenity.

The starting point of the Parkland Walk is also nearby. The walk is London's longest linear nature reserve, stretching 4.5 miles (7.2 km) along an abandoned 19th-century railway line. The walk runs from Finsbury Park to Alexandra Palace, with dense woodland and historic railway remnants.

The above factors underpin a strong profile for both investors and developers seeking opportunities for asset management and value add potential, in one of North London's most desirable neighbourhoods.



Tenancy & Tenure

Tenure

Freehold, subject to existing tenancies.

Tenancy

The upper flats are occupied on the following terms:

Flat	No. of Tenants	Start Date	Term Expiry	Rent £pa
1 – 1 st Floor	2	30/04/2025	Periodic	£18,306.48
2 – 2 nd & 3 rd Floors	3	10/02/2025	Periodic	£24,739.44

Accommodation

The property comprises the following floor areas:

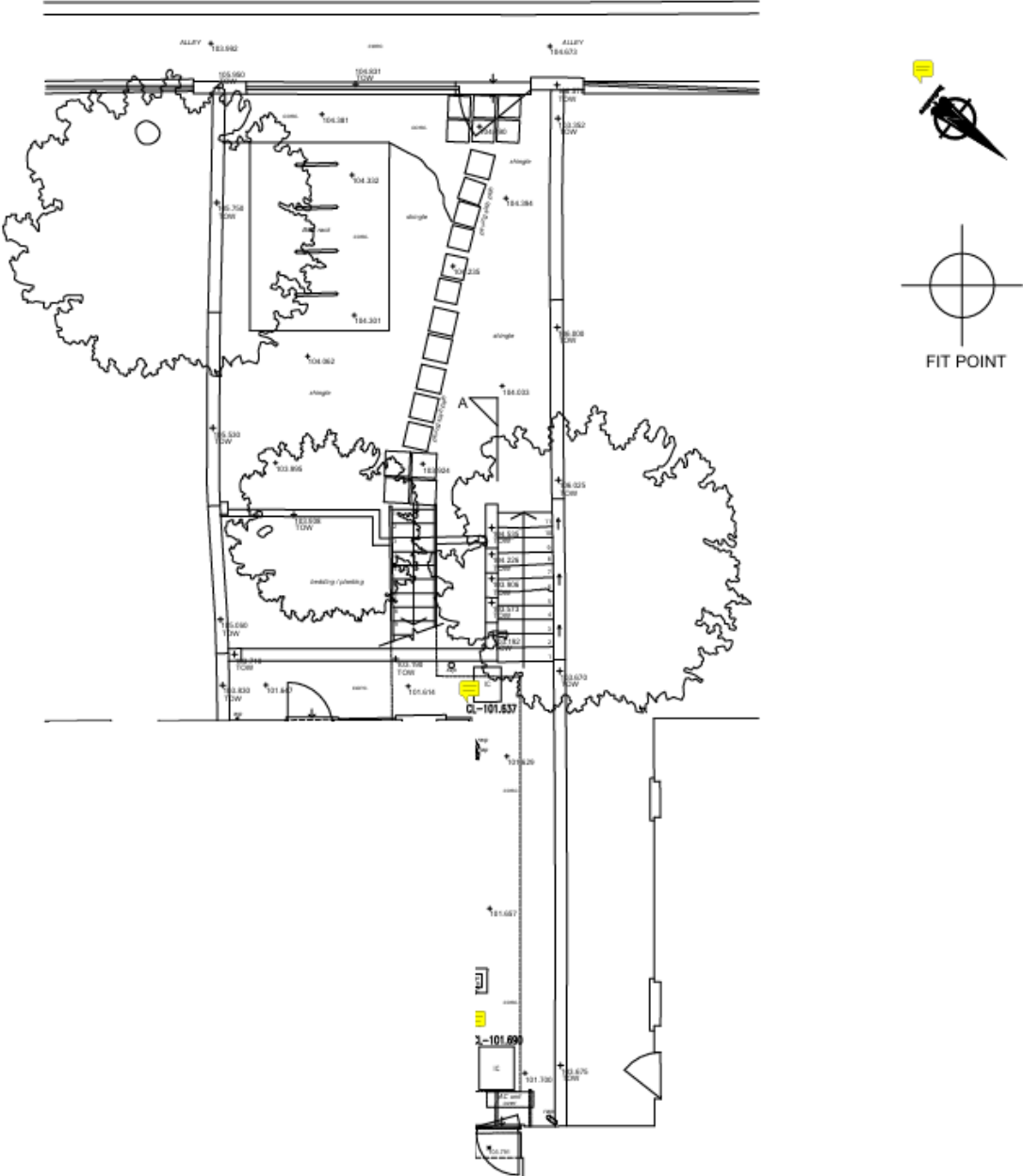
Floor	NIA Sq. Ft	NIA Sq. M
Ground & Lower Floor	Sold off	Sold off
First Floor – Flat 1	651	60.5
Second & Third Floor – Flat 2	1,151	107
TOTAL INTERNAL AREA	1,802	167.5
Rear Garden	738	68.6
TOTAL GROSS AREA	2,540	236.1

Please note; the above areas are taken from architects' plans provided by our client and are subject to the purchaser's own verification on site.



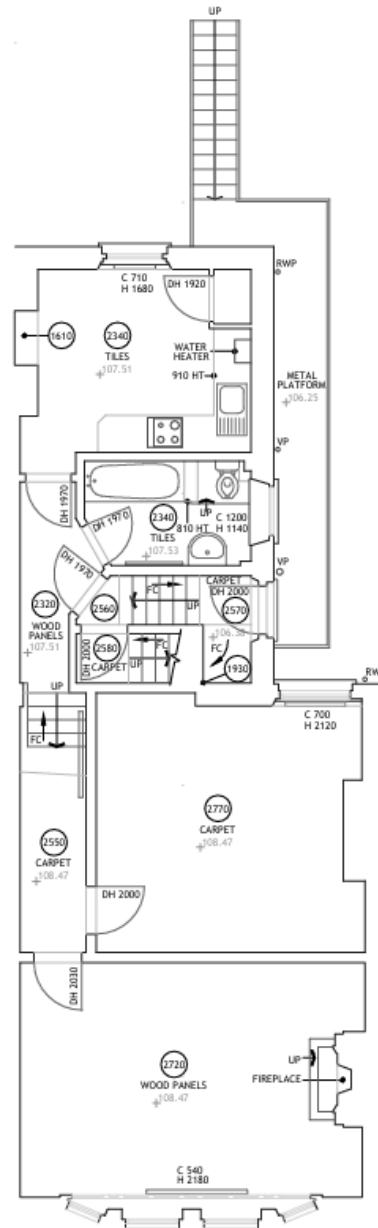
Floorplan

The floorplan below is illustrative of the rear garden, demised exclusively to the Freehold, and flat access.



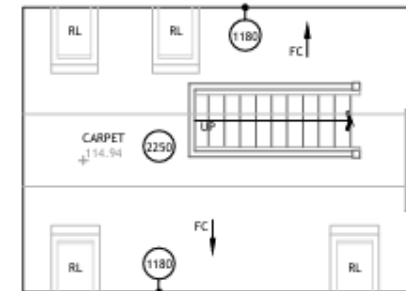
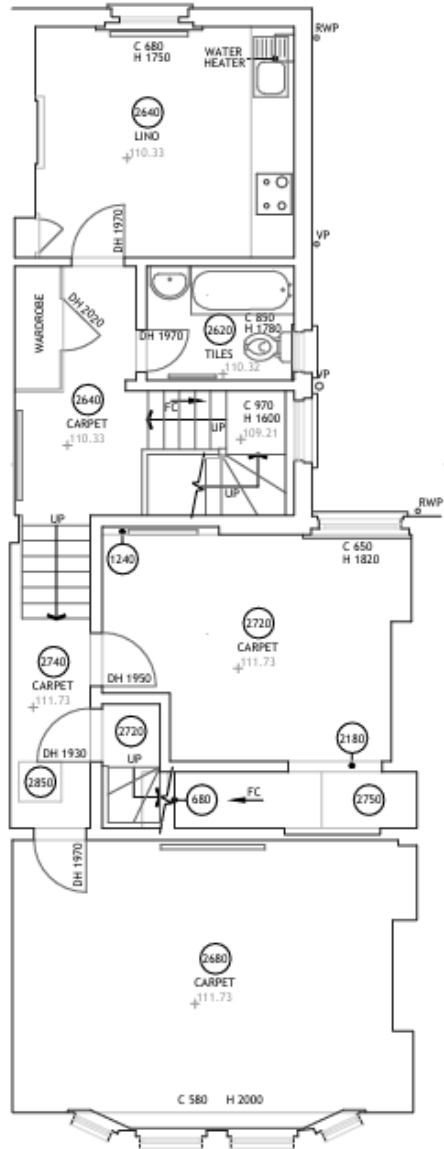
Floorplan

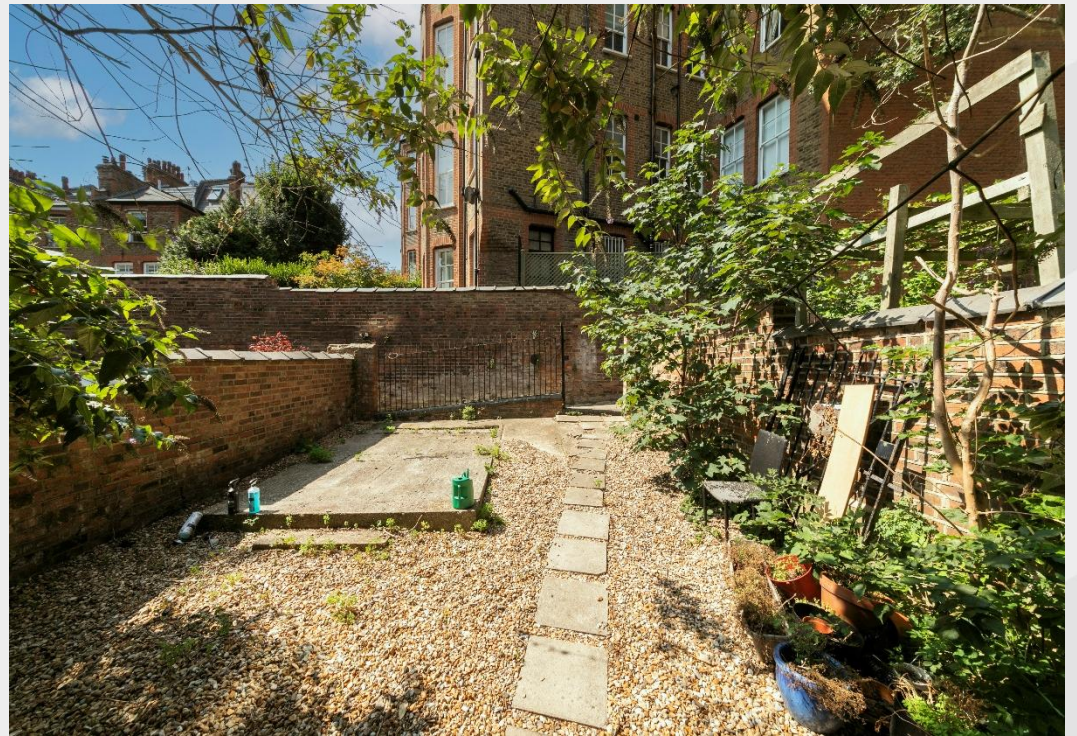
The floorplan below is illustrative of the first floor, self contained, 1 bedroom flat and access.



Floorplan

The floorplan below is illustrative of the second and third floors, comprising a split-level apartment.





Planning

The local planning authority is the London Borough of Haringey. The property is not Listed but is within a Conservation Area. Interested parties are advised to make their own investigations with a planning consultant for verification purposes.

Technical Information

A Dropbox containing all supporting technical information in relation to the sale is available to interested parties upon request.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

EPC

Flat 1 – D 59

Flat 2 – C 70

VAT

The property is not elected for VAT.

Capital Allowances

There are no capital allowances available.

The Opportunity

Offers are invited in excess of **£750,000** for the Freehold interest, reflecting a **Net Initial Yield of 5.46%**, assuming standard purchaser's costs and 5.74% Gross Yield.

Viewing & Further Information

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