

HIGH YIELDING HMO PORTFOLIO IN HARROW



Executive Summary

- An opportunity to acquire a fully let, recently refurbished HMO portfolio in Harrow.
- A total of 18 self-contained rooms.
- Each building comprises 6 self-contained rooms with shared kitchens.
- Total GIA - 4,672 sq ft.
- The portfolio is currently producing £229,656 per annum, however the vendor is in the process of increasing the rent to the full LHA level of £236,736 per annum.
- Freehold.



Proposal

Offers in excess of £2,500,000
(Two Million Five Hundred Thousand Pounds) subject to contract.

A purchase at this level reflects a **9.47% Gross Yield** based off the reversionary rents and **£535 per sq ft capital value**.

Individual properties can be acquired by separate negotiation.

Situation

Harrow is located in northwest London, about 10–12 miles (16–20 km) from Central London. It lies inside the M25 motorway, to the northwest of the city, making it part of Greater London but with easy access to outer London and the surrounding areas via the M1, A41, and other major roads.

Connectivity

Harrow benefits from excellent transport links. Rayners Lane Station (Metropolitan & Piccadilly lines) offers quick Tube access to central London and Uxbridge. Harrow & Wealdstone Station connects the Bakerloo line, London Overground, and National Rail, providing both local and regional travel. Headstone Lane Station on the Overground links to London Euston and Watford Junction, with easy transfers nearby.



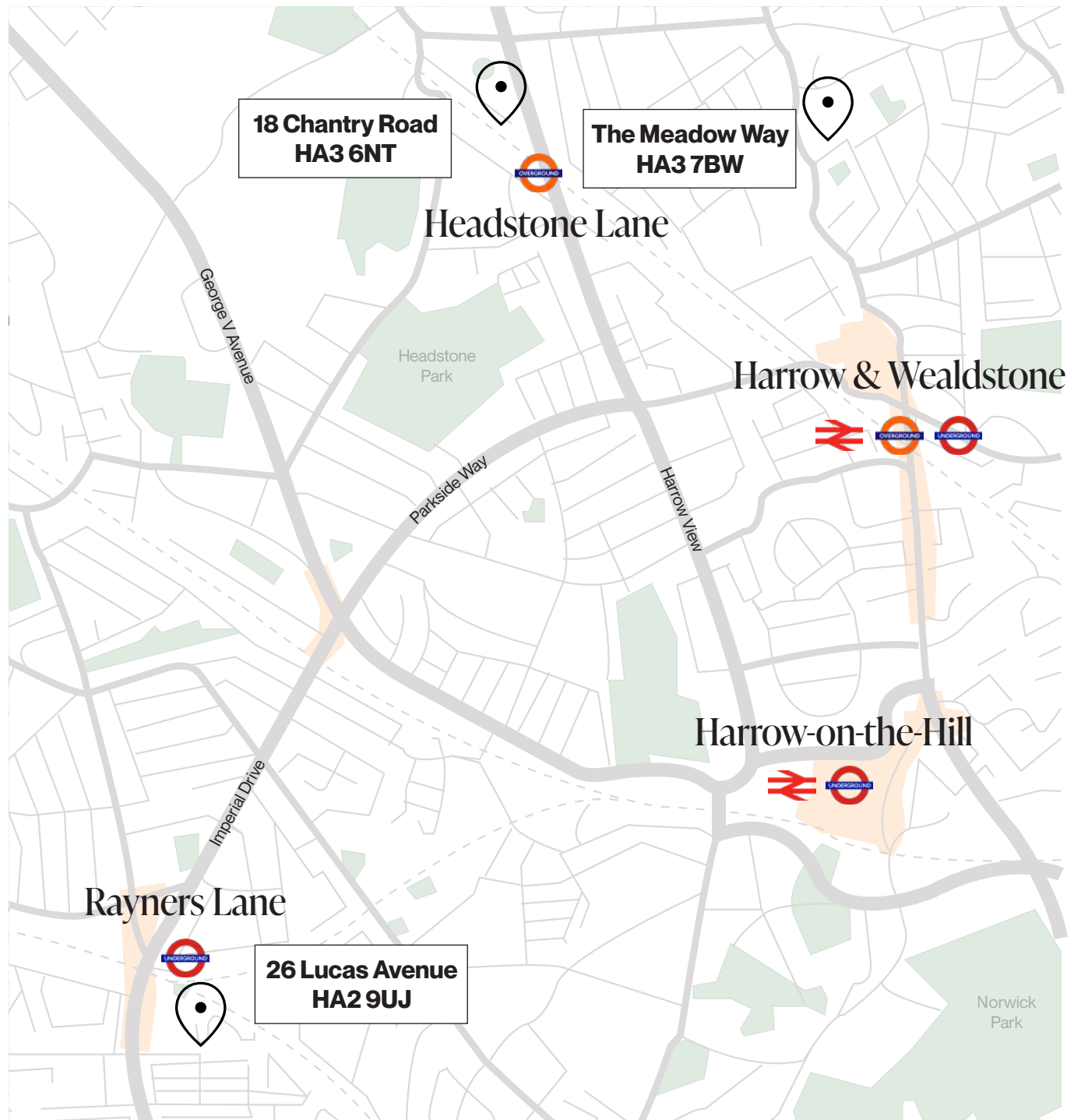
Trains



*Journey times from Harrow & Wealdstone Station (Bakerloo Line, London Overground, National Rail)

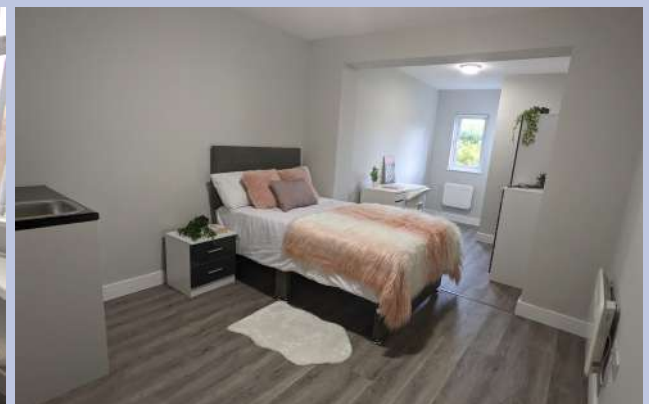


*Journey times from Rayners Lane Station (Metropolitan & Piccadilly Line)



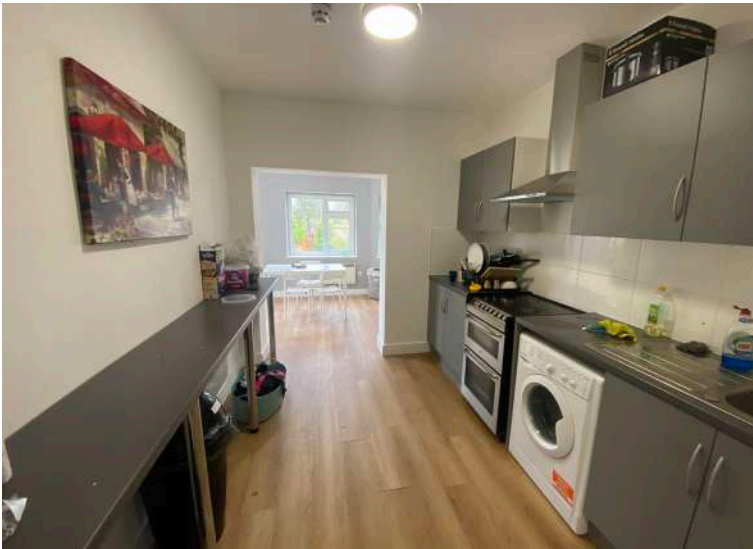
26 Lucas Avenue HA2 9UJ

- Located 0.5 miles from Rayners Lane Station (Metropolitan & Picadilly Line).
- Arranged as 6 self-contained rooms.
- Total GIA - 1,389 sq ft
- Currently producing £74,196 per annum, however the vendor is in the process of increasing the rent to the full LHA level of £78,912 per annum.
- Freehold.



3 The Meadow Way HA3 7BW

- Located 0.9 miles from Harrow & Wealdstone Station (Lioness, Southern & West Midland Lines).
- Arranged as 6 self-contained rooms.
- Total GIA - 1,475 sq ft
- Currently producing £78,912 per annum.
- Freehold.



18 Chantry Road HA3 6NT

- Located 0.2 miles from Headstone Lane Station (Lioness Line).
- Arranged as 6 self-contained rooms.
- Total GIA - 1,389 sq ft
- Currently producing £76,548 per annum, however the vendor is in the process of increasing the rent to the full LHA level of £78,912 per annum.
- Freehold.



Tenure

Freehold.

EPC

Energy Performance Certificates are available on request.

VAT

The properties are not elected for VAT.

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Further information

Further information is available by [clicking this Dropbox Link](#).

Contact us

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