

RESIDENTIAL INVESTMENT — GOLDERS GREEN, NW11

141 Woodstock Avenue

London NW11 9RL · Freehold · 4 Flats

ASKING PRICE	ANNUAL RENT	GROSS YIELD	UNITS
£950,000	£61,200	6.44%	4 Flats

PROPERTY OVERVIEW

141 Woodstock Avenue

Golders Green, London NW11 9RL

Mid-terrace house converted into four self-contained flats. The property is held freehold and produces £61,200 per annum. Off-street parking is available. The plot widens at the rear due to the property's position on the bend of Woodstock Avenue, which may present further development potential subject to planning.

Address	141 Woodstock Avenue, NW11 9RL
Asset Type	Residential Investment
Tenure	Freehold
Number of Units	4 self-contained flats
Annual Rent	£61,200
Asking Price	£950,000 (offers in the region of)
Gross Yield	6.44%
Parking	Off-street available
Development Potential	Subject to planning permission





TENANCY SCHEDULE

UNIT	DESCRIPTION	ANNUAL RENT
Flat 1	Ground floor studio — 215 sq ft Lounge/bedroom & kitchen/bathroom accessed separately.	£13,200
Flat 2	Lower ground floor 1-bed — 376 sq ft En-suite, dressing room, garden access.	£15,600
Flat 3	First floor 1-bed — 667 sq ft Separate kitchen and lounge/living room.	£16,800
Flat 4	Top floor loft 1-bed — 602 sq ft Separate kitchen, lounge, en-suite.	£15,600
Total		£61,200 p.a.

INVESTMENT METRICS

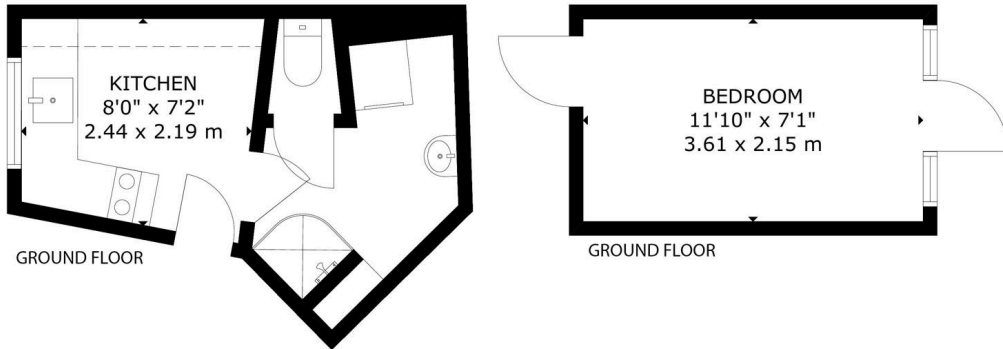
Asking Price	£950,000 (offers in the region of)
Annual Rent (current)	£61,200
Gross Yield	6.44%
Price per Flat	£237,500 (average)
Tenure	Freehold



FLAT 1 — GROUND FLOOR (STUDIO, APPROX. 215 SQ FT)

C

WOODSTOCK AVENUE NW11
GROSS INTERNAL AREA
APPROX TOTAL: 20.sq.m - 215.sq.ft

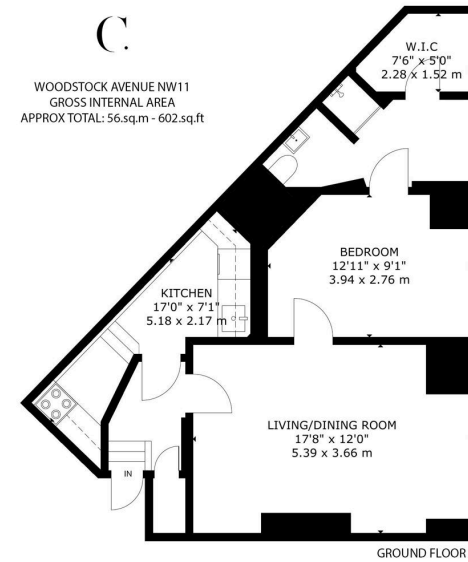


This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180-day Licence to use this Plan ©2023/2024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.makelondon.co.uk email: mark@makelondon.co.uk

FLAT 2 — LOWER GROUND FLOOR (1 BED, APPROX. 376 SQ FT)

C

WOODSTOCK AVENUE NW11
GROSS INTERNAL AREA
APPROX TOTAL: 56.sq.m - 602.sq.ft

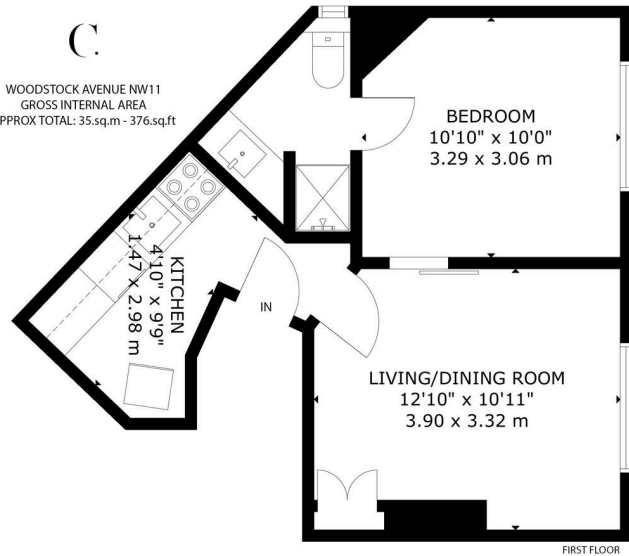


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FLAT 3 — FIRST FLOOR (1 BED, APPROX. 667 SQ FT)

C

WOODSTOCK AVENUE NW11
GROSS INTERNAL AREA
APPROX TOTAL: 35.sq.m - 376.sq.ft

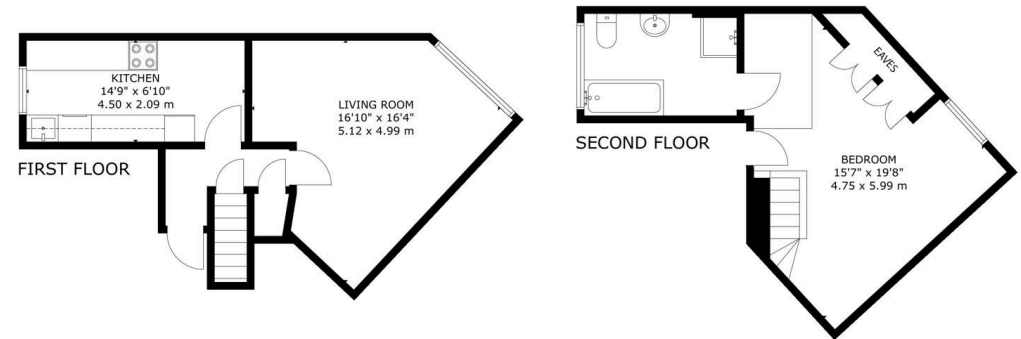


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FLAT 4 — TOP FLOOR / LOFT (1 BED, APPROX. 602 SQ FT)

C

WOODSTOCK AVENUE NW11
GROSS INTERNAL AREA
APPROX TOTAL: 62.sq.m - 667.sq.ft



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AREA CONTEXT — GOLDERS GREEN, NW11

Golders Green is a residential suburb in the London Borough of Barnet, approximately 7 miles north-west of central London. The area is well-served by Golders Green Underground Station (Northern Line), providing direct services into central London in under 20 minutes.

TRANSPORT

Golders Green (Northern Line)	c. 0.3 miles
Central London	c. 20 mins (tube)
M1 Motorway (J1)	c. 2.5 miles
Bus Routes	Multiple on Golders Green Rd

MARKET CONTEXT

Avg. flat price, NW11	c. £450,000–£600,000
Avg. rental yield, NW11	c. 3.5–4.5% (individual flats)
Demand	High — proximity to Tube, schools, and Hampstead Heath
Occupancy	Strong residential rental demand

NEXT STEPS

Viewings are by appointment only.

To arrange a viewing or submit an offer, contact Calibre Acquire directly.

