

**INVESTMENT
WITH
TENANTS IN
OCCUPATION**

FOR SALE

£695,000



INVESTMENT

INCOME: £51,780 PA

TENANTS IN SITU

HMO LICENSED

5 ROOMS

**SPACE TO ERECT A LARGE
DOUBLE GARAGE/WORKSHOP**

***115 OSIDGE LANE, LONDON,
N14 5DX***



0208-368-9840

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115 OSIDGE LANE, LONDON, N14 5DX

LARGE 4 BED MID-TERRACE 1930's HOUSE WITH HMO LICENSE (OVER 25 YEARS AS AN HMO)

The property is a four bedroom house incorporating a loft conversion with dormer window projection to the rear, however it is currently let out as a 5 room HMO with an income of **£51,780** per year.

Following re-instatement and updating the property should achieve a sale in the order of **£750,000**.

Our Client is willing to dispose of the freehold interest as a licensed HMO for **£695,000**.

Brunswick Park is a one minute walk from the subject property.

The property has excellent bus routes to both Southgate and Arnos Grove from Hampden Square.

Southgate Underground Station is 5 mins by car or a 15 minute walk.

5 lettable rooms (in total).

Ground Floor – 1 room, own kitchen and bathroom

First Floor – 3 rooms and separate bathroom

Top Floor – 1 room, own kitchen and bathroom

Income: £51,780 a year

There is potential to increase the current rent as set out below:

Room 1 : £790 a month

Room 2: £1100 a month

Room 3: £725 a month

Room 4: £600 a month

Room 5: £1100 a month

License details:

HMO license from London Borough of Barnet for up to 8 people. The property complies fully with current standards.

Outside:

Large rear garden with space to erect a double garage to the rear boundary.







