



87 Stanhope Gardens, London
London

Offers in Excess of **£725,000**



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Charles Henry Peppiatt are delighted to present this fully licensed freehold HMO investment in the heart of Harringay. Fully let and generating **£58,200 per annum**, the property comprises **four self-contained one-bedroom flats** arranged over three floors, extending to approximately **1,415 sq ft (131.5 sq m)**. Each flat benefits from a private shower room and open-plan kitchen/living area, with the ground floor also enjoying a private rear garden.

Ideally located close to Green Lanes, Harringay Green Lanes Overground, Harringay Railway Station and Manor House Underground Station, this is an excellent opportunity to acquire a ready-made investment in a sought-after North London location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Freehold HMO Investment
- Approximately 1,415 Sq Ft
- Four Self-Contained One Bedroom Apartments
- Ideal Addition To Any Investment Portfolio
- Gross Annual Rental Income Of £58,200
- No Void Period On Completion
- Walking Distance To Green Lanes
- Excellent Transport Links
- Double Glazed Throughout
- Bright And Well-Proportioned Accommodation



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Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

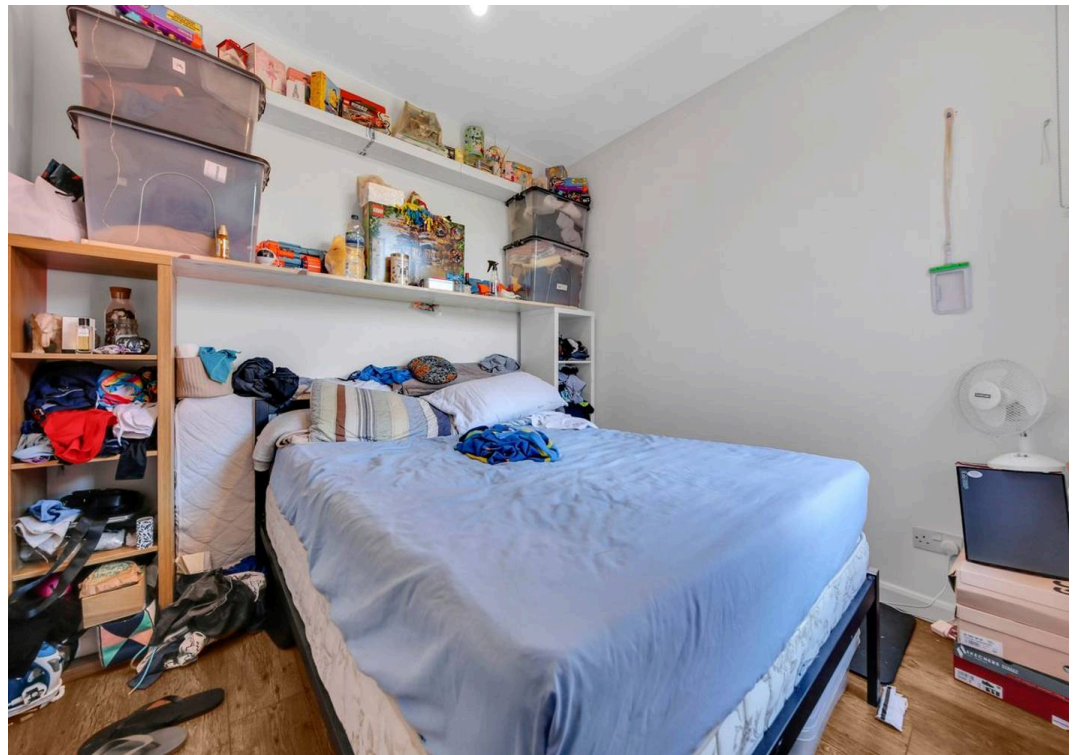
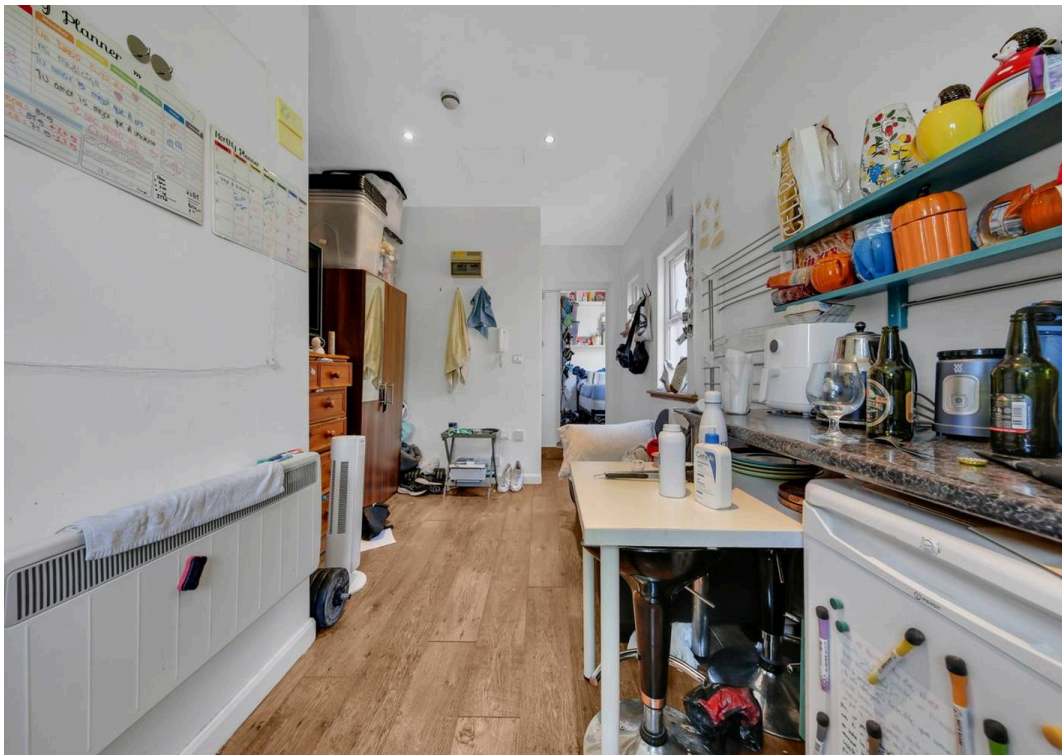
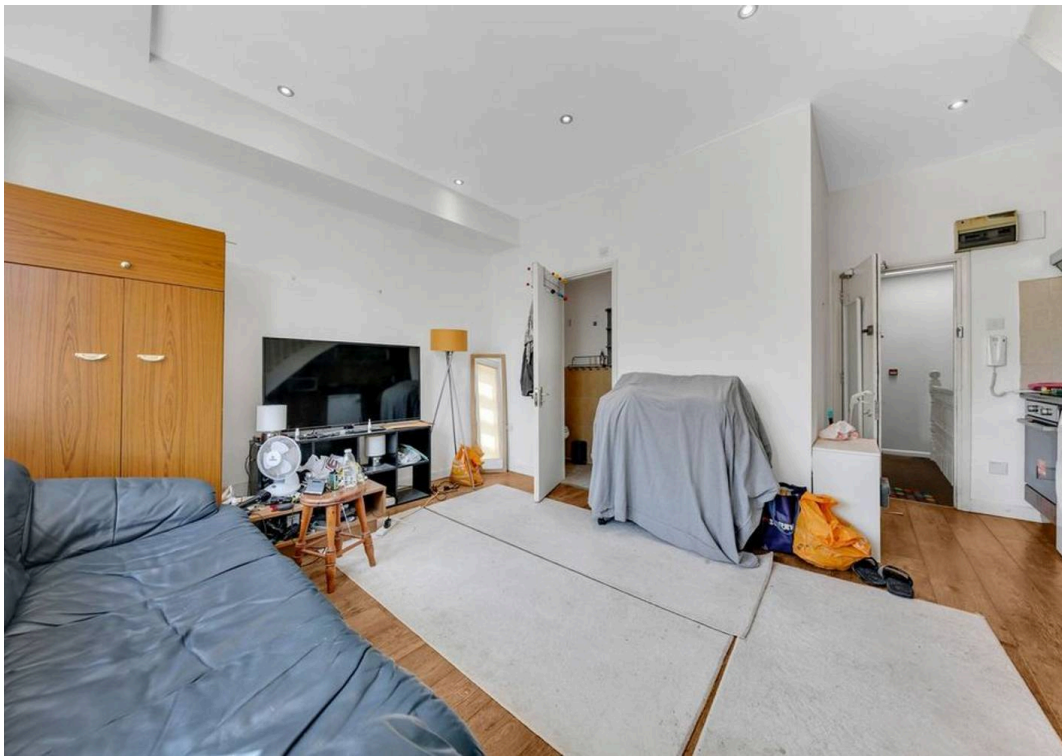
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

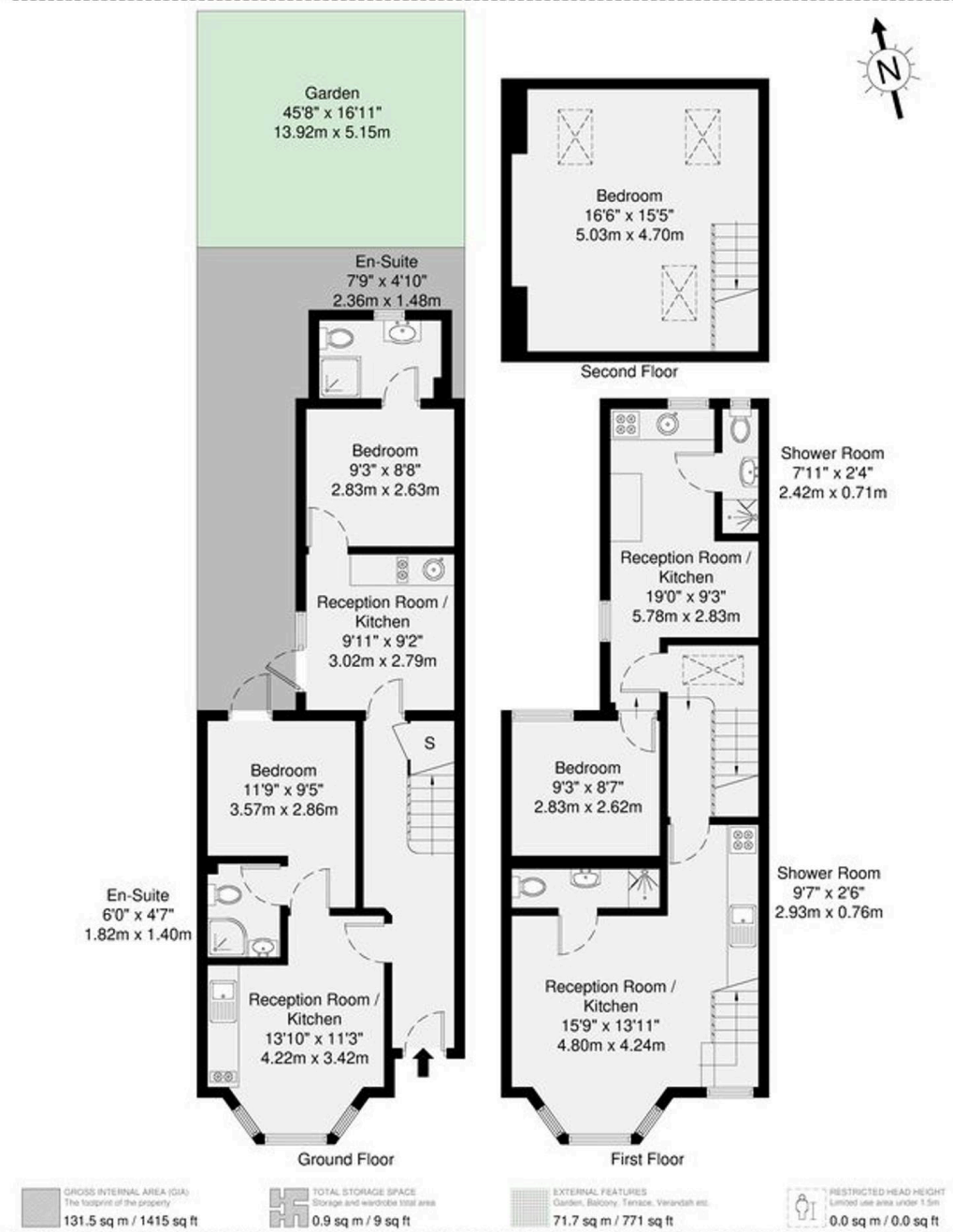
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £9,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

- Freehold HMO Investment
- Four Self-Contained One Bedroom Apartments
- Approximately 1,415 Sq Ft







Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	57	76
England, Scotland & Wales EU Directive 2002/91/EC 		