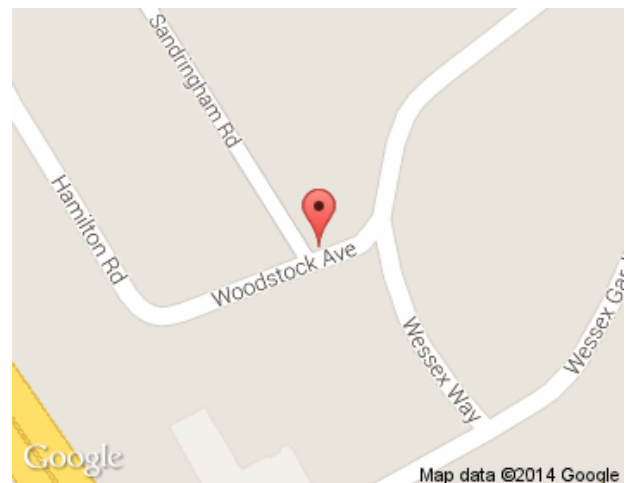


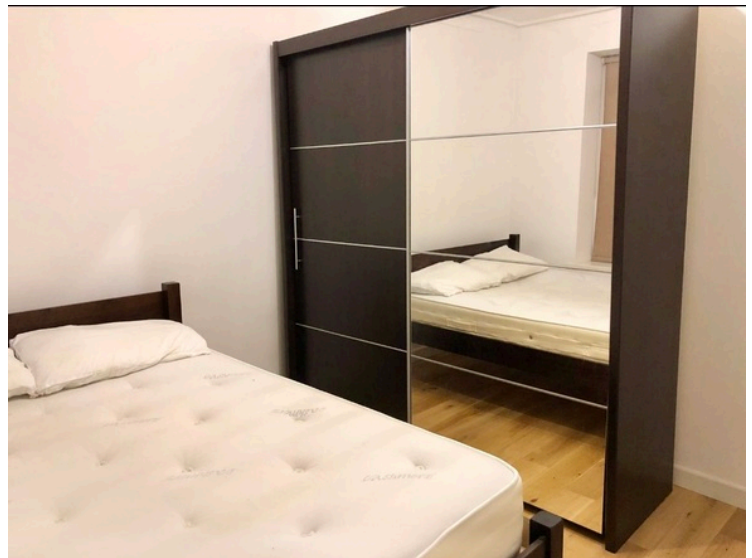
SANDRINGHAM ROAD, GOLDERS GREEN, NW11 £925,000, Freehold




FREEHOLD HMO FOR SALE

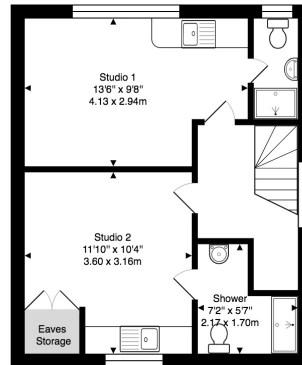
FREEHOLD HMO investment of 5 units for sale currently all let with an annual income of £47160 in a semi detached corner house



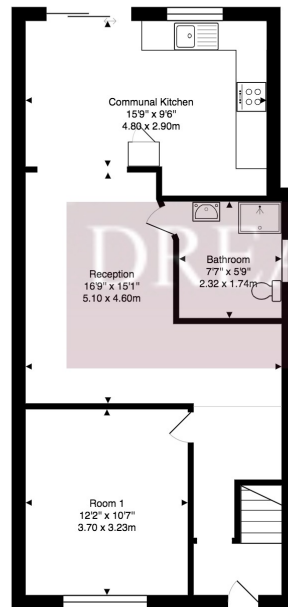


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

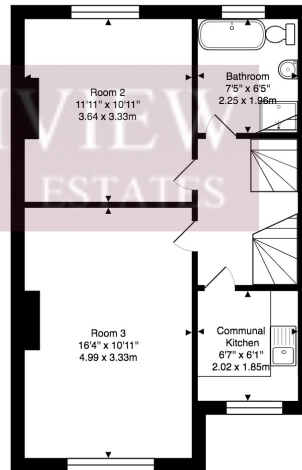
Sandringham Road NW11



Second Floor



Ground floor



First Floor

Approx. Gross Internal Area: 1485 ft² ... 138.0 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

SANDRINGHAM ROAD, LONDON NW11 9DP

FREEHOLD HMO FOR SALE

Dreamview Estates have been asked to bring to the market this FREEHOLD HMO investment of 5 units currently all let with an annual income of £47160 in a semi detached corner house

The property is near at the junction with Woodstock Avenue so well located for local shops and transport. Brent Cross is the nearer station but Golders Green is also in easy walking distance

The property has been well maintained by the current owners and has all the required up to date Gas Safety and Electrical Certificates. EPCs are also in date to JULY 2030 BAND C

All five units are rented out on ASTs for 1 year all with signed leases with all inclusive rents

Room 1 – £780 pm

Room 2 - £650 pm

Room 3 – £700 pm

Room 4 - £900 pm

Room 5 - £900 pm

We understand the running costs are approximately as follows:

Council Tax £200 (BAND E)

Water Rates £50

Gas & Electric £195

Internet £40

This is a good, well run investment property and based on the asking price of £925,00 it is showing about a 4% return

Viewings can be arranged by appointment only