

ST JOHNS ROAD, GOLDERS GREEN, NW11
£1,275,000, Freehold



PLEASE NOTE !
THIS AN HMO INVESTMENT FOR SALE. NOT A SALE
WITH VACANT POSSESSION

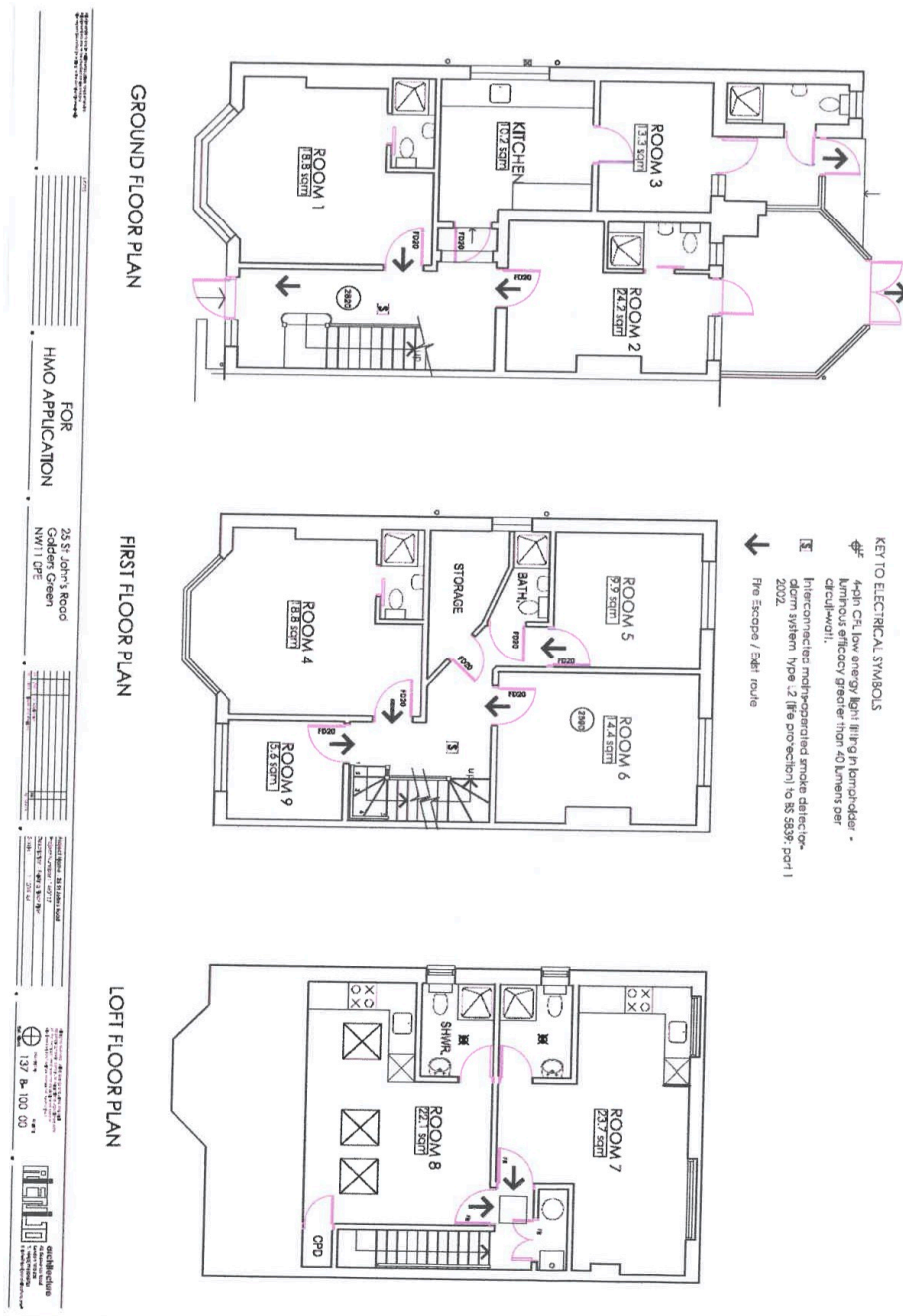
***A LARGE SEMI-DETACHED HOUSE SET OUT OVER**
3 FLOORS IN A POPULAR RESIDENTIAL AREA SET
UP AS AN HMO AND LET IN ROOMS/STUDIOS WITH
CURRENT INCOME APPROX £73200 PA





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 62 | 84 |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 52 | 80 |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



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.

Long Description

ST JOHNS ROAD, GOLDERS GREEN, NW11 0PE

*PLEASE NOTE

*HMO INVESTMENT FOR SALE.- NOT A SALE WITH VACANT POSSESSION

*A LARGE SEMI-DETACHED HOUSE SET OUT OVER 3 FLOORS IN A POPULAR RESIDENTIAL AREA SET UP AS AN HMO AND LET IN ROOMS/STUDIOS WITH CURRENT INCOME APPROX £73200 PER ANNUM.

*THE TENANCIES ARE HELD ON EITHER CURRENT ASTS OR HOLDING OVER ON PERIODICAL TENANCIES FROM HISTORICAL ASTS

*THE HOUSE PROVIDES 182 SQ MT /1959 SQ FT IN TOTAL ACCOMMODATION

*ON THE GROUND FLOOR ARE 3 ROOMS WITH OWN SHOWERS AND A COMMUNAL KITCHEN

*THE FIRST FLOOR PROVIDES 5 ROOMS 1 WITH OWN SHOWER AND A COMMUNAL BATHROOM/WC (2 ROOMS ARE NOT RENTED AS THEY DO NOT COMPLY WITH SIZE REQUIREMENTS)

*ON THE TOP FLOOR ARE 2 LARGE STUDIOS WITH OWN SHOWERS AND KITCHENS

*WE HAVE BEEN ASKED TO SEEK A BUYER WITH THE EXISTING HMO AND CURRENT LETTINGS IN PLACE

*THE ASKING PRICE IS £1,275,000 FREEHOLD

*VIEWING IS VERY STRICTLY BY APPOINTMENT THROUGH OWNERS SOLE AGENTS DREAMVIEW ESTATES