

140 BROADHURST GARDENS

WEST HAMPSTED,
LONDON NW6

FULLY LET FREEHOLD
ZONE 2 RESIDENTIAL HMO
INVESTMENT / REDEVELOPMENT
OPPORTUNITY
FOR SALE ON BEHALF OF JOINT LPA RECEIVERS

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Fully let residential HMO investment opportunity located in West Hampstead.
- Strategically placed just 3 miles from London's West End
- Attractive semi-detached period property, arranged over basement, ground and two upper floors.
- Comprising 15 residential units (13 self-contained, 2 non-self-contained).
- Producing £226,844.36 pa
- 3,761 sqft / 349.45 sqm GIA
- Offers are invited for the freehold interest



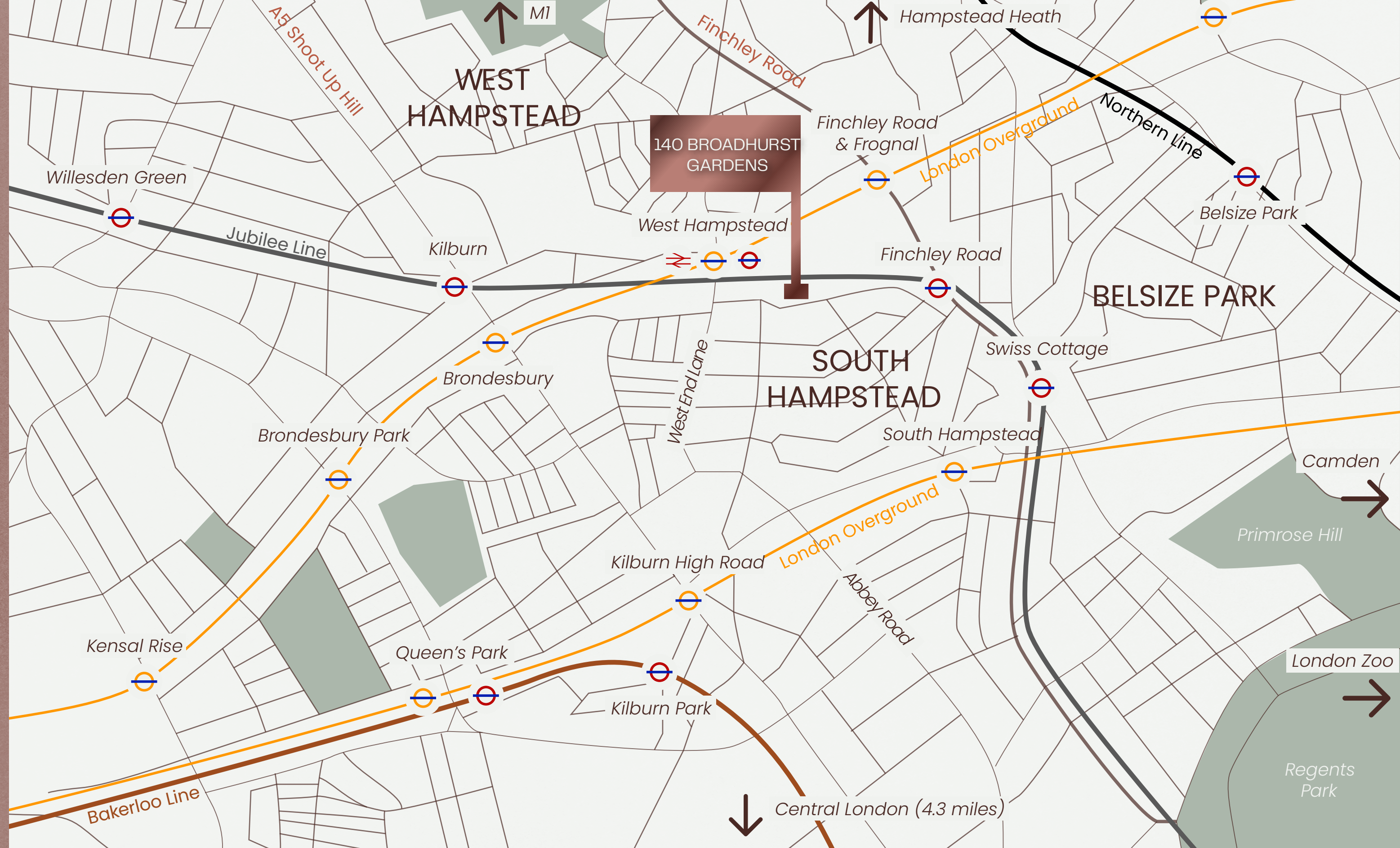
LOCATION

The property is located in West Hampstead within the London Borough of Camden.

West Hampstead is strategically placed just 3 miles from London's West End and in close proximity to other popular locations including Hampstead to the north-east, Swiss Cottage to the east and St. John's Wood to the south.


Broadhurst Gardens is a primarily residential road closely bounded to Finchley Road, Abbey Road and Belsize Park with several boutique shops, restaurants and cafes concentrated on the northern section of West End Lane, near the main transport hubs of West Hampstead on the Jubilee line, West Hampstead Overground station and West Hampstead Thameslink station.

With regard to vehicular access, Finchley Road (A41) is easily accessible, as is the M1 motorway (to the north-west).




CONNECTIVITY

Journey times into Central London:

11 min Bond Street 

21 min Charing Cross 

31 min Liverpool Street 

18 min Tottenham Court Road 

21 min Oxford Circus 

DESCRIPTION

The subject property comprises an attractive semi-detached period property, arranged over basement, ground and two upper floors.

The property has been converted from a single residence to create 15 residential units (13 self-contained, 2 non-self-contained) with a communal entrance.

On the ground floor are 5 studio flats (all self-contained) and access to the basement. A significant garden to the rear of the property can also be accessed from the front of the property as well as from the ground floor internally.

The first floor comprises 5 rooms (4 self-contained) as well as a bathroom and roof terrace.

The second floor comprises 4 self-contained studios and one further non-self-contained room (as well as a bathroom in a separate room on the second floor).

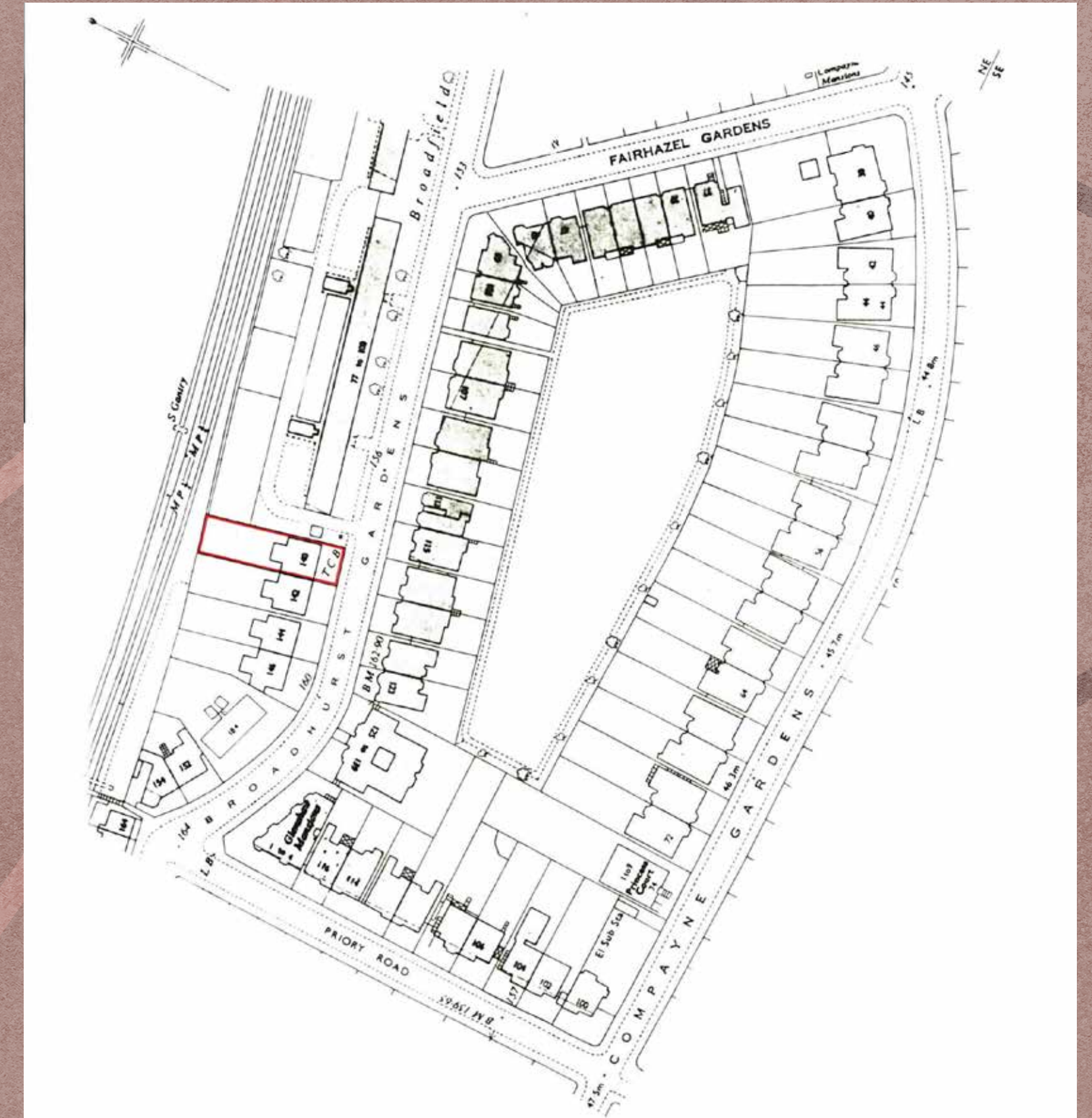
The property also benefits from a driveway to the front of building.



TENANCY SCHEDULE

Flat	Floor	Accommodation	Start Date	End Date	Current Rent (PA)
1	Ground	Studio	15/04/2021	14/04/2022	£15,365.48
2	Ground	Studio	16/04/2020	15/04/2021	£15,365.48
3	Ground	Studio	16/04/2020	15/04/2021	£15,365.48
4	Ground	Studio	16/04/2020	15/04/2021	£15,365.48
5	Ground	Studio	26/03/2021	26/03/2023	£15,600
6	First	Studio	16/04/2020	15/04/2021	£15,365.48
7	First	Studio	01/10/2021	31/09/2022	£15,365.48
8	First	Studio with external shower room / WC	16/04/2020	15/04/2021	£15,365.48
9	First	Studio	16/04/2020	15/04/2021	£15,365.48
10	First	Studio	17/04/2019	16/04/2020	£14,378.52
11	First	Studio	25/08/2020	24/08/2021	£15,365.48
12	Second	Studio	10/05/2022	10/05/2023	£15,365.52
13	Second	Studio	25/09/2020	25/09/2021	£15,365.48
14	Second	Studio with external shower room / WC	26/04/2021	26/04/2022	£12,480
15	Second	Studio	17/12/2022	16/12/2023	£15,365.52
Total					£226,844.36

TENURE



The asset is held Freehold, under Title Number: NGL533463

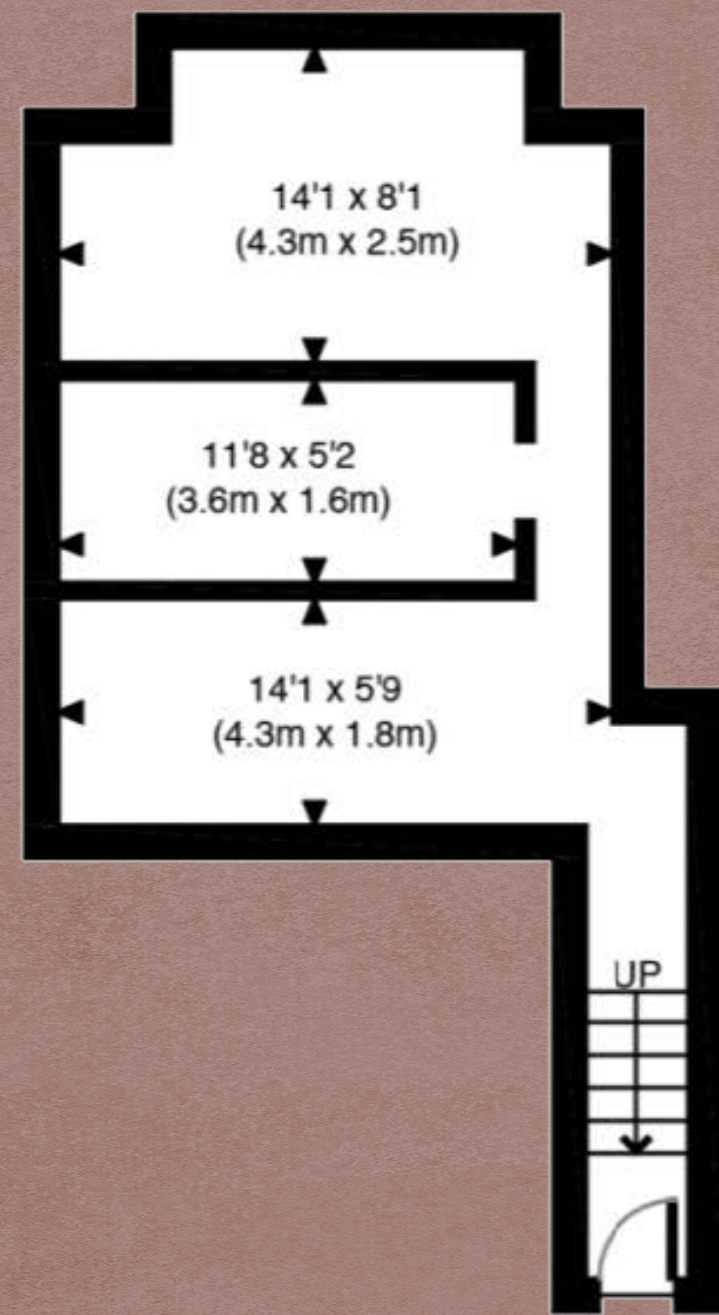
ACCOMMODATION

Unit	Floor	Accomodation	GIA (sq. ft)	GIA (sq. m)
Flat 1	Ground	Studio	276	26.61
Flat 2	Ground	Studio	292	27.1
Flat 3	Ground	Studio	192	17.87
Flat 4	Ground	Studio	177	16.47
Flat 5	Ground	Studio	192	17.81
Flat 6	First	Studio	192	17.81
Flat 7	First	Studio	248	23.04
Room 8	First	Room with kitchenette-separate bathroom on landing	106	9.85
Flat 9	First	Studio	254	23.6
Flat 10	Third	Studio	198	18.41
Flat 11	Third	Studio	247	22.99
Flat 12	Third	Studio	189	17.54
Flat 13	Third	Studio	262	24.36
Room 14	Third	Room with kitchenette-bathroom on landing	136	12.64
Flat 15	Third	Studio	154	14.3
Common Areas			55.58	598
Total			349.45	3,761

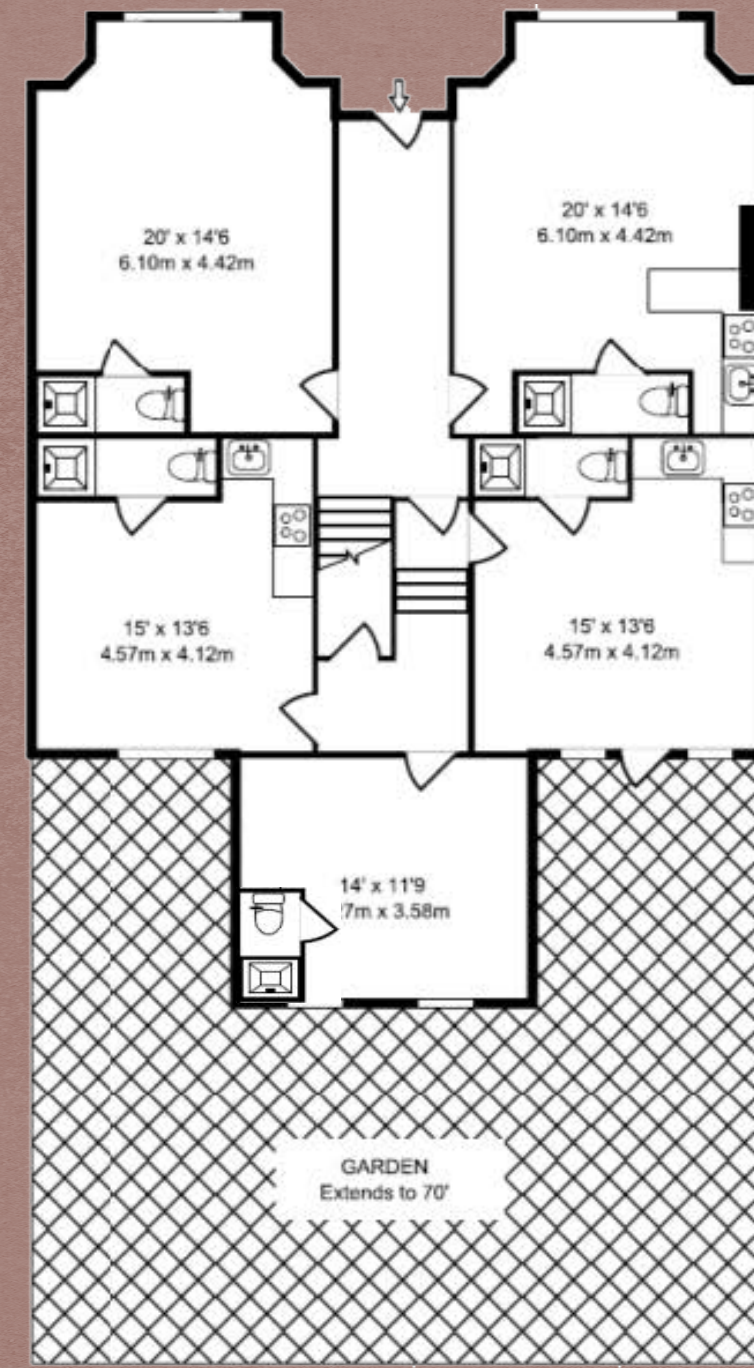
The above information is indicative and is not to be relied upon. All interested parties are encouraged to make their own enquiries.

FLOOR PLANS

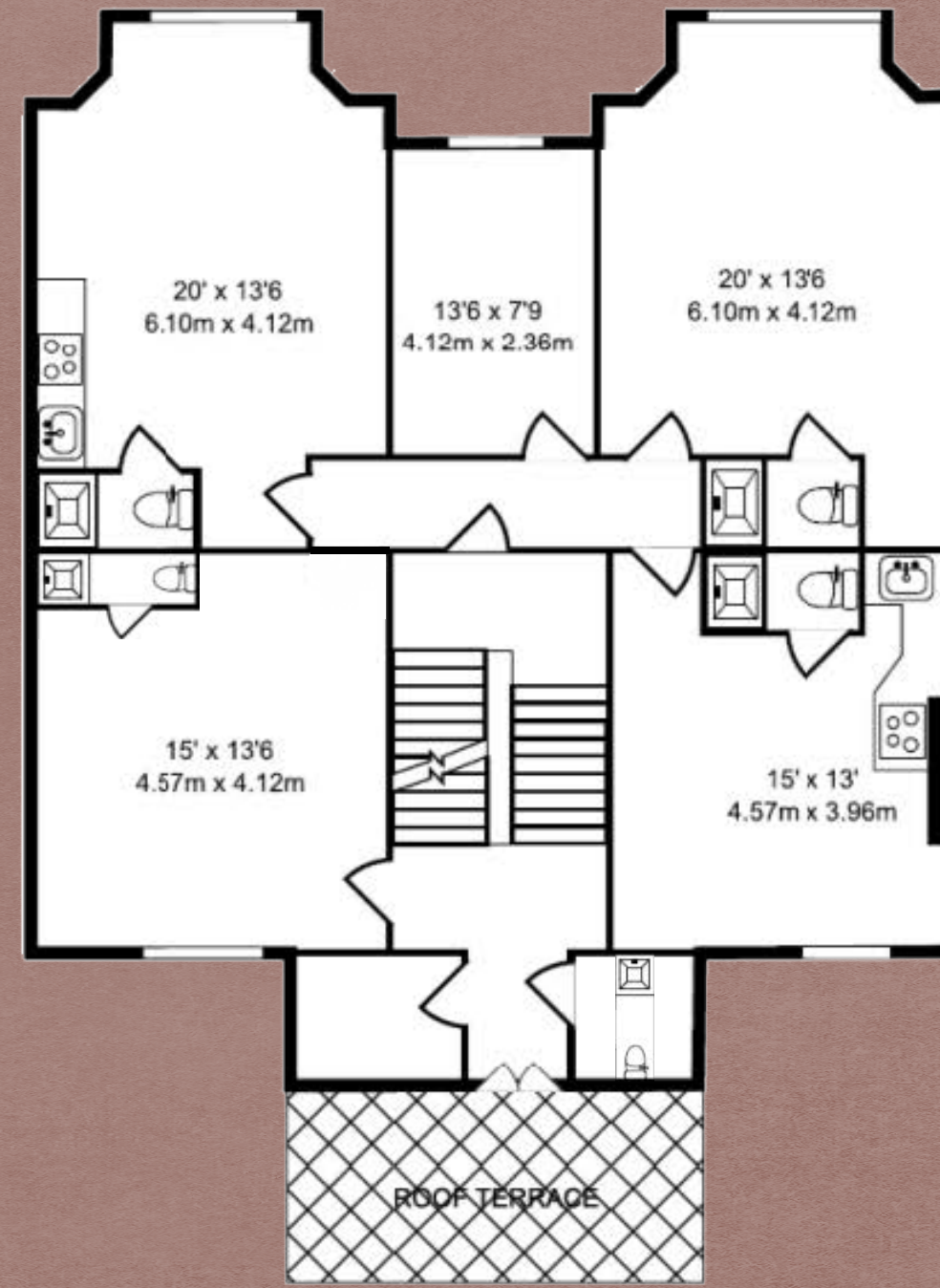
These below plans are for indicative purposes only. Not to scale.



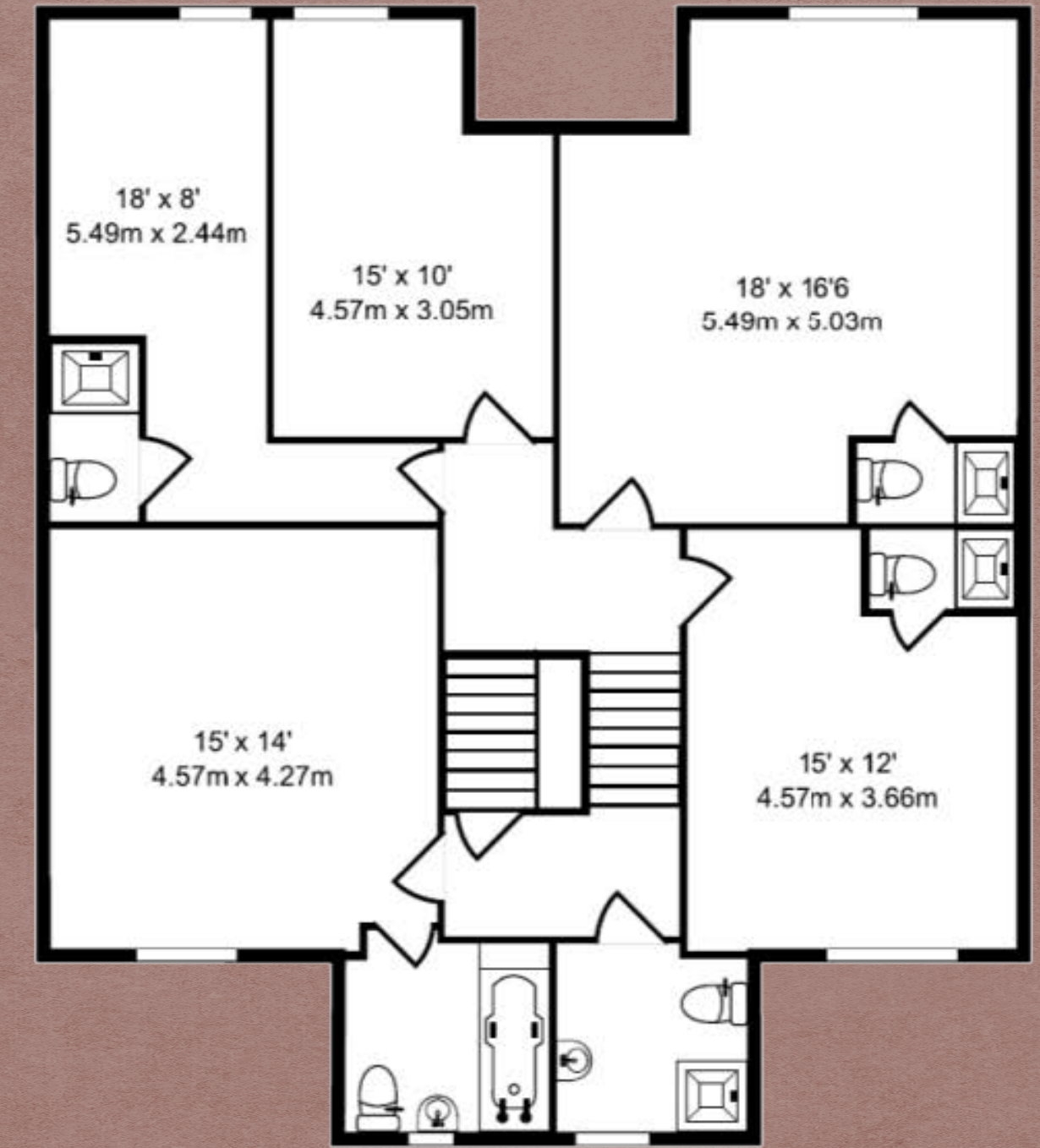
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FURTHER DETAILS

Offers are invited for the benefit of the Freehold Interest.

PRICE

Upon Application.

EPCs

Available Upon Request.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

The Receiver and their agents accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.
April 2024.

CONTACTS

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