



FREEHOLD RESIDENTIAL INVESTMENT/DEVELOPMENT OPPORTUNITY

GROSVENOR LODGE, 980-982 HIGH ROAD, WHETSTONE, LONDON N20 0QG

Located on the border between North Finchley and Whetstone is this substantial detached three storey property (formerly two semi-detached houses) measuring approximately 6,300 sq ft (585 sq m) internally. The property, which is presently arranged as six flats - 4 x 3 bedrooms, 2 x 2 bedrooms - including two with own entrances, is registered as an HMO including five ASTs, plus assured tenancy/room lets with parking to the front and garden to the rear mainly laid to lawn. Please see details of tenancies, income and expenditure below.

The property lends itself to redevelopment and flat or house conversion subject to necessary consents.

Guide price for the freehold interest is £2 million, subject to contract and existing occupations although we are advised the property constitutes the sole asset of a company which could be purchased as a way of potentially reducing stamp duty liability .

For copies of tenancies, floor plans, video, EPCs and details of work carried out, contact sole agents Jeremy Leaf & Co (ref NW/BF) from whom further information is available on request.

3Income

Flat	Beds	Income	Market estimates (refurbished)	Current tenancy expires
1	3	£740.00	£2,500.00	Assured tenancy
1 - A (Double)		£675.00		12/08/2024
1 - B (Single)		Vacant		Vacant
2	3	Vacant	£2,500.00	Vacant
3	3	£2,250.00	£2,500.00	03/11/2024
4	3	£2,100.00	£2,500.00	16/07/2024
5	2	£1,500.00	£1,850.00	17/02/2025
6	2	£1,650.00	£1,850.00	03/09/2024
		£8,915.00	£13,700.00	

Outgoings

Type	Payment frequency	Cost
Utilities	P/A	£8,000
Council Tax Flat 1	P/A	£1,632
Council Tax Flat 2	P/A	£1,623
Water rates	P/A	£769
Gardener	P/A	£1,040
Insurance	P/A	£3,249
Total		£16,313

£1,389	HMO Licence Fee	Every 5 years
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Consumer Protection from Unfair Trading Regulations 2008

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Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.

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