



SITUATION

Located close to the junction with Priory Road in this highly sought after and vibrant residential area and within easy walking distance to the various shopping facilities and restaurants in West End Lane and Finchley Road (A41). West Hampstead Underground (Jubilee Line) and Main Line Stations are within close proximity. West Hampstead lies approximately 1 mile from Regent's Park and 2 1/2 miles from the West End.

PROPERTY

A substantial detached property comprising **12 Studio Bed-Sits** each with Kitchenettes and sharing **2 Communal Bathrooms** and **3 WCs** together with a **Large Garden** and the possibility for **Off-Street Parking**. Two of the bed-sits have been recently re-modernised with newly fitted Showers/WC's. In addition, there is separate side access to a **Self-Contained Garden Flat**.

Gross Internal Area Approx. 3,400 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

**£98,132.56 per annum
Plus 1 Vacant Room**

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

Note 1: The property is registered as an HMO with a licence from 5th May 2009 for 5 years.

Note 2: 14 Woodchurch Road NW6 sold for £2,720,000 in September 2010.

Note 3: An HMO on a terraced house at 20 Greencroft Gardens NW6 sold for £1,250,000 at auction in July 2011 and comprised 8 Bed-Sits with an income of only £41,520 p.a.

Note 4: An HMO on a semi-detached house at 41 Christchurch Hill NW3 sold for £1,150,000 at auction in Dec 2011 and comprised 1 maisonette and 6 studio flats with a combined income of £42,430 p.a.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Self-Contained Garden Flat	1 Room, Kitchen, Bathroom/WC	Individual	3 years from 16th August 2010	£13,000	AST
Room 1 (Ground Floor)	1 Room with Kitchenette	Individual	Regulated Tenant since 1977	£5,188.56	EDR 14th May 2010
Room 2 (Ground Floor)	1 Room with Kitchenette plus Shower/WC	Individual	12 months from 24th September 2011	£11,440	AST
Room 3 (Ground Floor)	1 Room with Kitchenette	VACANT (Estimated £3,400 p.a.)			
Room 4 (Ground Floor)	1 Room with Kitchenette plus Shower/WC	Individual	12 months from 1st October 2011	£11,440	AST
Room 5 (First Floor)	1 Room with Kitchenette	Individual	6 months from 23rd August 2010	£4,680	AST Holding Over
Room 6 (First Floor)	1 Room with Kitchenette plus Shower/WC	Individual	Regulated Tenant since 1984	£5,262	EDR 14th May 2010
Room 7 (First Floor)	1 Room with Kitchenette	Individuals	12 months from 8th October 2011	£8,580	AST
Room 8 (First Floor)	1 Room with Kitchenette	Individual	6 months from 11th November 2010	£3,640	AST Holding Over
Room 9 (First Floor)	1 Room with Kitchenette	Individual	6 months from 22nd September 2011	£13,000	AST Holding Over
Room 10 (First Floor)	1 Room with Kitchenette	Individual	From 22nd May 2005	£3,640	AST Holding Over
Room 11 (Second Floor)	1 Room with Kitchenette	Individual	Regulated Tenant since 1982	£5,262	EDR 13th May 2010
Room 12 (Second Floor)	1 Room with Kitchenette	Individual	12 months from 17th May 2010	£13,000	AST Holding Over
TOTAL GIA APPROX 3,400 SQ FT			CURRENT TOTAL	£98,132.56 plus 1 Vacant Room	
			ESTIMATED TOTAL	£101,532.56	

VENDOR'S SOLICITORS
Fishman Brand Stone Solicitors - Tel: 020 7935 2408
Ref: P Neidle Esq - Email: pdn@fishmanbrandstone.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts