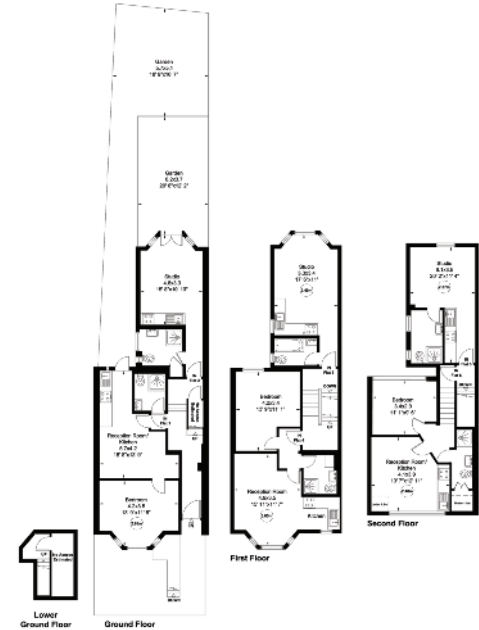


**LOT
110**

**19 Holmdale Road
West Hampstead, London NW6 1BJ**

By Order of the LPA Receivers



An attractive mid terrace building licensed as a House in Multiple Occupation (HMO) arranged as six self-contained flats (3 x one bedroom, 3 x studio flats) conveniently located for the amenities of West End Lane and West Hampstead Rail Station. **Investment let at £98,904 per annum.**

Tenure

Freehold.

Location

- Situated on the east side of Holmdale Road, to the south of its junction with Mill Lane
- Extensive shopping facilities, as well as a range of restaurants and bars, are available in Hampstead and along Finchley Road and West End Lane
- Brent Cross Shopping Centre is accessible via the A41 (Finchley Road)
- Leisure facilities can be found on the wide expanses of Hampstead Heath
- Finchley Road (A41) is close by to the east and the A5 is to the west

West Hampstead (Jubilee Line)

West Hampstead

Description

- An attractive mid terrace building
- Arranged as six self-contained flats (3 x one bedroom, 3 x studio flats)
- Licensed as a House in Multiple Occupation (HMO)
- The ground floor flats (Flats 1 and 2) benefit from their own rear gardens

Accommodation

A schedule of Accommodation is set out below.

Total Current Rent £98,904 per annum

Viewing

Please refer to our website savills.co.uk/auctions

Address	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Flat 1	Ground Floor – Bedroom, Reception/Kitchen, Shower/WC	12 months Assured Shorthold Tenancy from 21st June 2019 at £1,499.33 per calendar month	£17,991.96
Flat 2	Ground Floor – Studio Room, Shower/WC	12 months Assured Shorthold Tenancy from 1st August 2019 at £1,196 per calendar month	£14,352
Flat 3	First Floor – Studio Room, Shower/WC	12 months Assured Shorthold Tenancy from 15th August 2019 at £1,256.67 per calendar month	£15,080.04
Flat 4	First Floor – Bedroom, Reception/Kitchen, Shower/WC	12 months Assured Shorthold Tenancy from the 22nd August 2019 at £1,646.67 per calendar month	£19,760.04
Flat 5	Second Floor – Bedroom, Reception/Kitchen, Shower/WC	12 months Assured Shorthold Tenancy from the 20th July 2019 from £1,148.33 per calendar month	£13,779.96
Flat 6	Second Floor – Studio Room, Shower/WC	12 months Assured Shorthold Tenancy from the 27th July 2019 at £1,495 per calendar month	£17,940