

504 FINCHLEY  
ROAD

LONDON, NW11

FULLY LET FREEHOLD  
ZONE 3 RESIDENTIAL  
**INVESTMENT OPPORTUNITY**

FOR SALE ON BEHALF OF JOINT LPA RECEIVERS

RIB

ROBERT IRVING BURNS



# EXECUTIVE SUMMARY

- Fully let residential investment opportunity located in North London.
- Centrally located just 5.5 miles from London's West End.
- Attractive semi-detached period property, arranged over ground and two upper floors.
- Comprising 6 residential units (all self-contained).
- Producing £108,725.40 pa.
- 3,013 sqft / 279.9 sqm GIA.
- Offers are invited for the freehold interest.





# LOCATION

The subject property is situated on Finchley Road within the London Borough of Barnet, approximately 5.5 miles north-west of Central London.

The property is situated on the east side of Finchley Road (A598), parallel to West Heath Road.

In terms of local amenities, the property is short walking distance of the local shops of Golders Green Road and Finchley Road. There is also a large range of shops and facilities at Brent Cross Shopping Centre (1.3 miles west). The highly desirable open spaces of Hampstead Heath are also a short walk from the property.

In terms of public transport facilities, the closest London Underground Station is Golders Green, which is situated approximately 0.5 to the north of the property, being located on the Northern Line. The area is also well served by regular bus services running through Finchley Road.

Regarding road communications, Finchley Road intersects with the North Circular Road (A406) and the A1 at Henley's Corner to the north, before continuing towards Finchley. To the south it becomes the A41 and provides access to directly into Central London.



## CONNECTIVITY

Journey times into Central London:

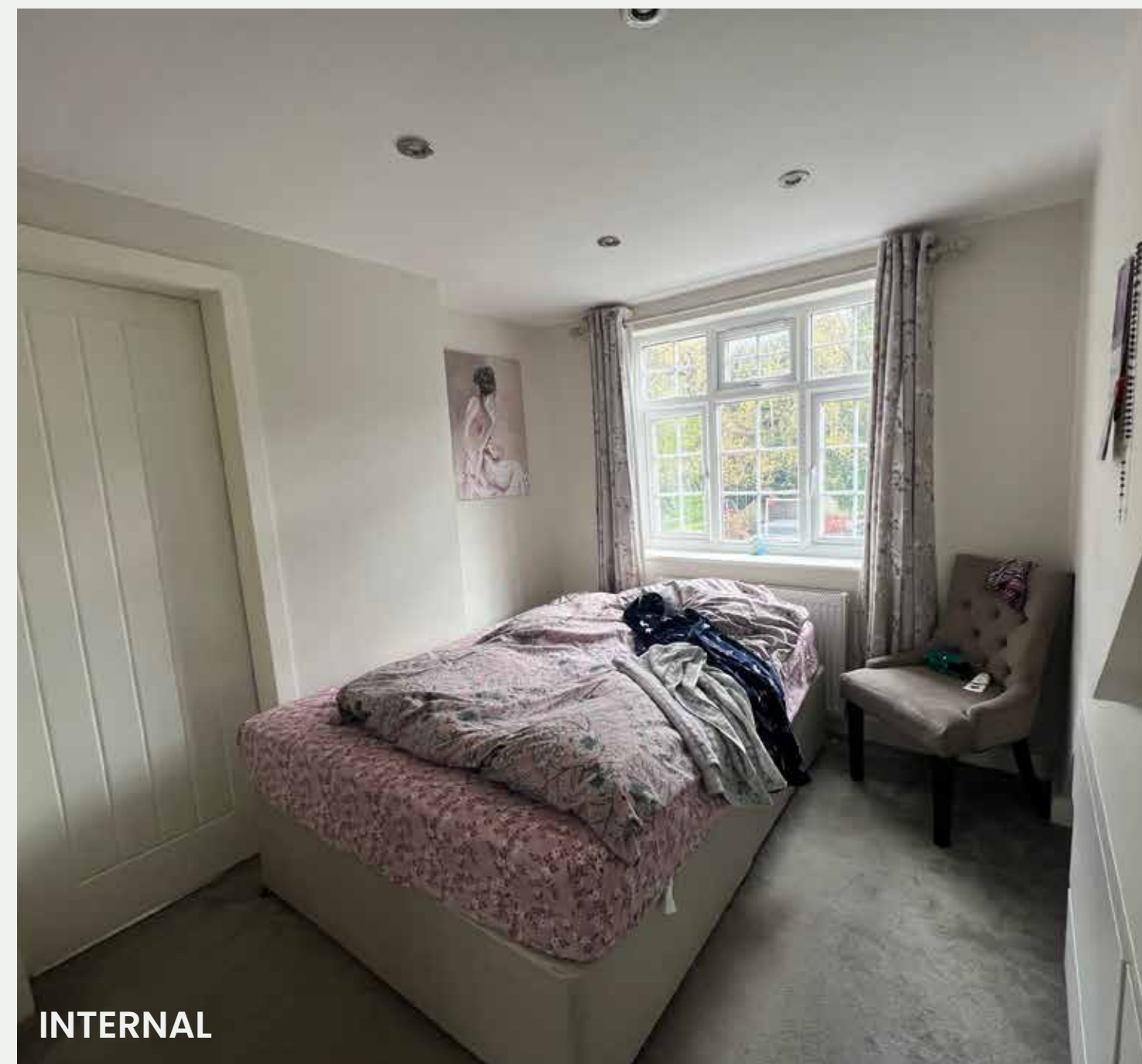
- |                  |                        |  |                  |                      |  |                  |               |  |
|------------------|------------------------|--|------------------|----------------------|--|------------------|---------------|--|
| <b>21</b><br>min | Kings Cross St Pancras |  | <b>24</b><br>min | Bond Street          |  | <b>25</b><br>min | Oxford Circus |  |
| <b>23</b><br>min | Euston                 |  | <b>24</b><br>min | Tottenham Court Road |  | <b>30</b><br>min | Charing Cross |  |



# DESCRIPTION

The subject property comprises an attractive semi-detached property arranged over ground to second floors. The property is currently arranged as 2x studio flats, 2x 1-bedroom flats, 1x 2-bedroom flats and 1x 3-bedroom flat. The property also benefits from a garden to the rear of the property as well as two parking spaces to the front.

# TENURE



The asset is held Freehold, under Title Number: MX236409



# TENANCY SCHEDULE

Flat	Floor	Accommodation	Start Date	End Date	Current Rent (PA)
1	Ground & First	Open Plan Kitchen/Reception, WC, bedroom with ensuite	21/08/2023	20/08/2024	£19,200
5	Ground	Studio			£15,365.40
6	Ground	Studio	24/07/2020	24/07/2021	£15,360
2	Ground	1 Bed flat, bathroom, open plan kitchen/reception	08/10/2023	07/10/2024	£20,400
3	First	2 bedrooms, 2 bathrooms (one ensuite), open plan kitchen/reception	06/10/2023	05/10/2024	£19,200
4	Second	2 bedrooms, 2 bathrooms (one ensuite), open plan kitchen/reception + study	19/10/2021	18/10/2022	£19,200
<b>Total</b>					<b>£108,725.40</b>

# ACCOMMODATION

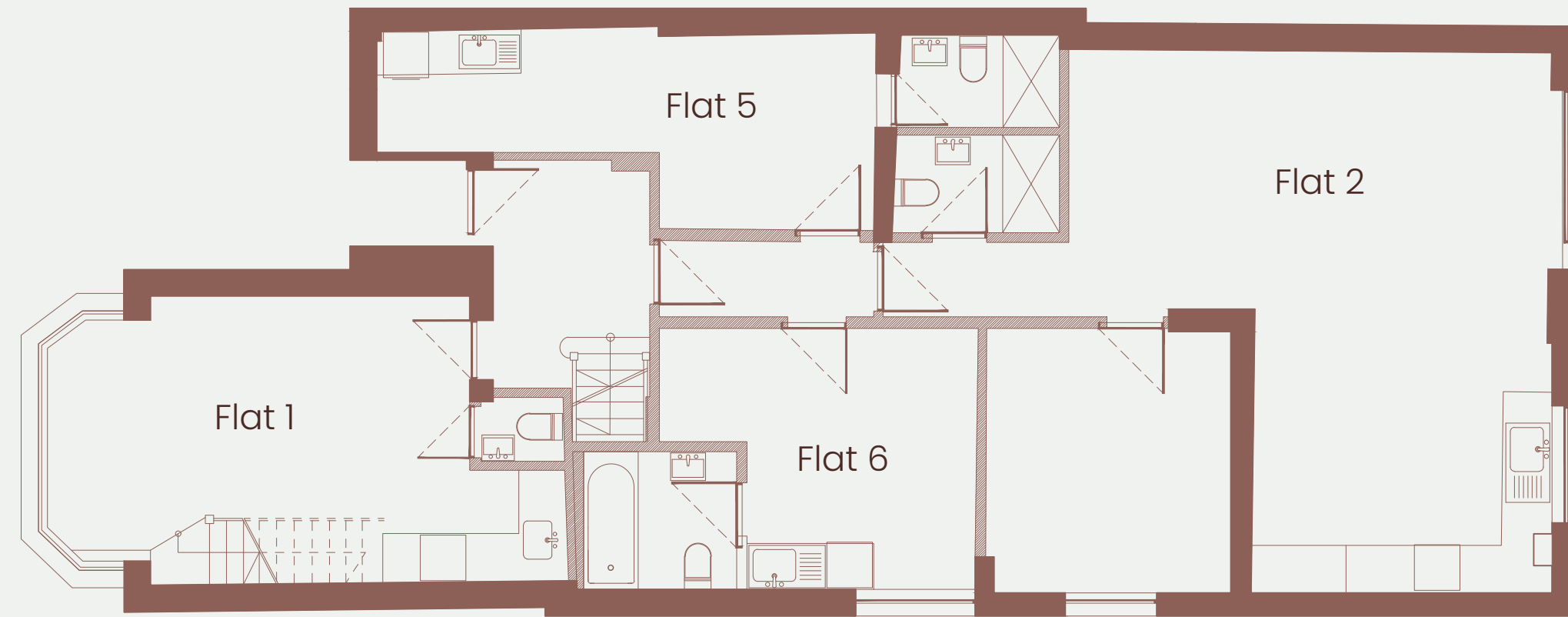
Unit	Floor	Accommodation	GIA (sq. ft)	GIA (sq. m)
Flat 1	Ground & First	Open plan kitchen/reception, WC, bedroom with ensuite	433	40.2
Flat 5	Ground	Studio	174	16.2
Flat 6	Ground	Studio	174	16.2
Flat 2	Ground	1 bed flat, bathroom, open plan kitchen/reception	596	55.4
Flat 3	First	2 bedrooms, 2 bathrooms (1 ensuite), open plan kitchen/reception	688	63.9
Flat 4	Second	3 bedrooms, 2 bathrooms (1 ensuite), open plan kitchen/reception + study	702	65.2
<b>Total</b>			<b>3,013</b>	<b>279.9</b>

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

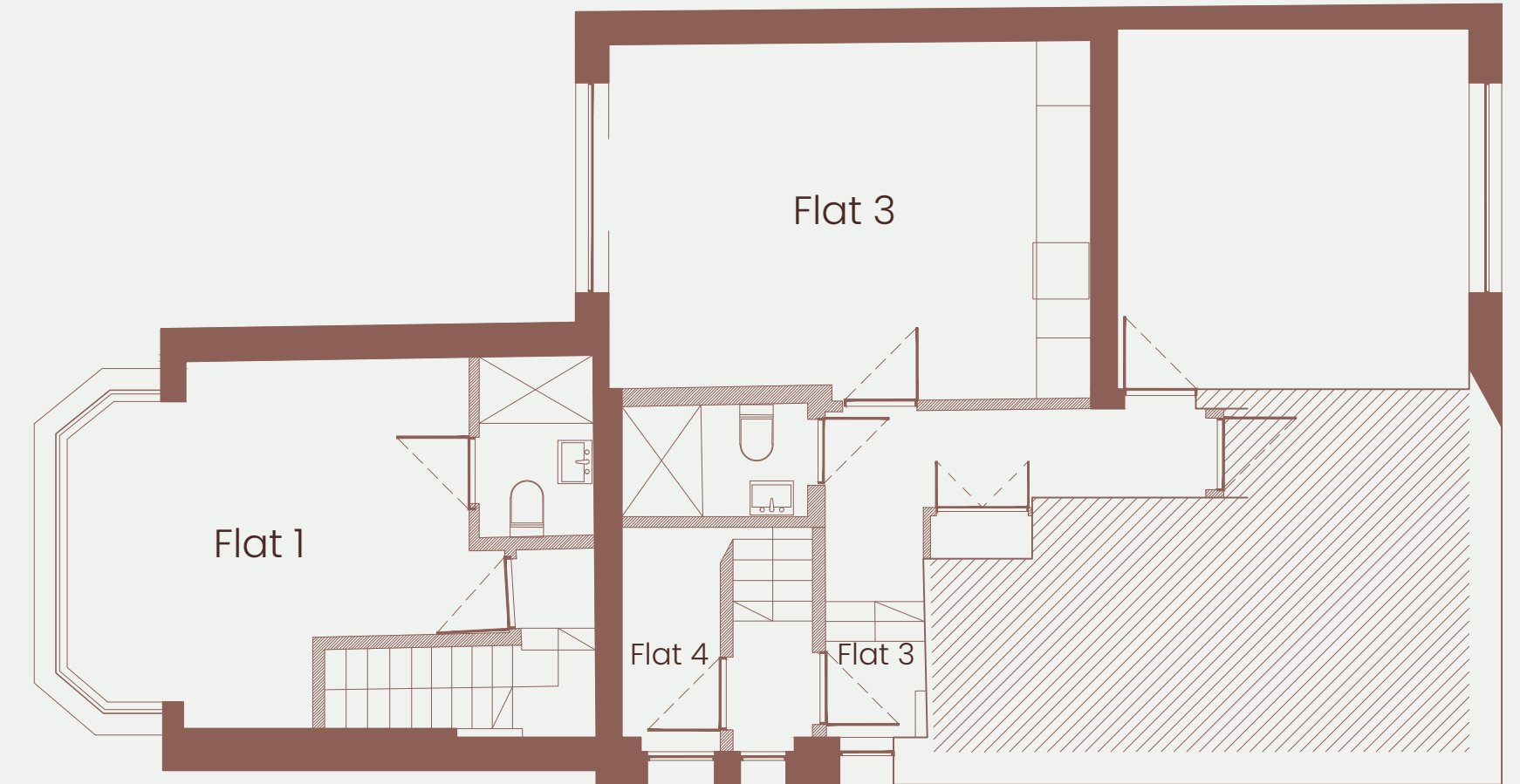


# FLOOR PLANS

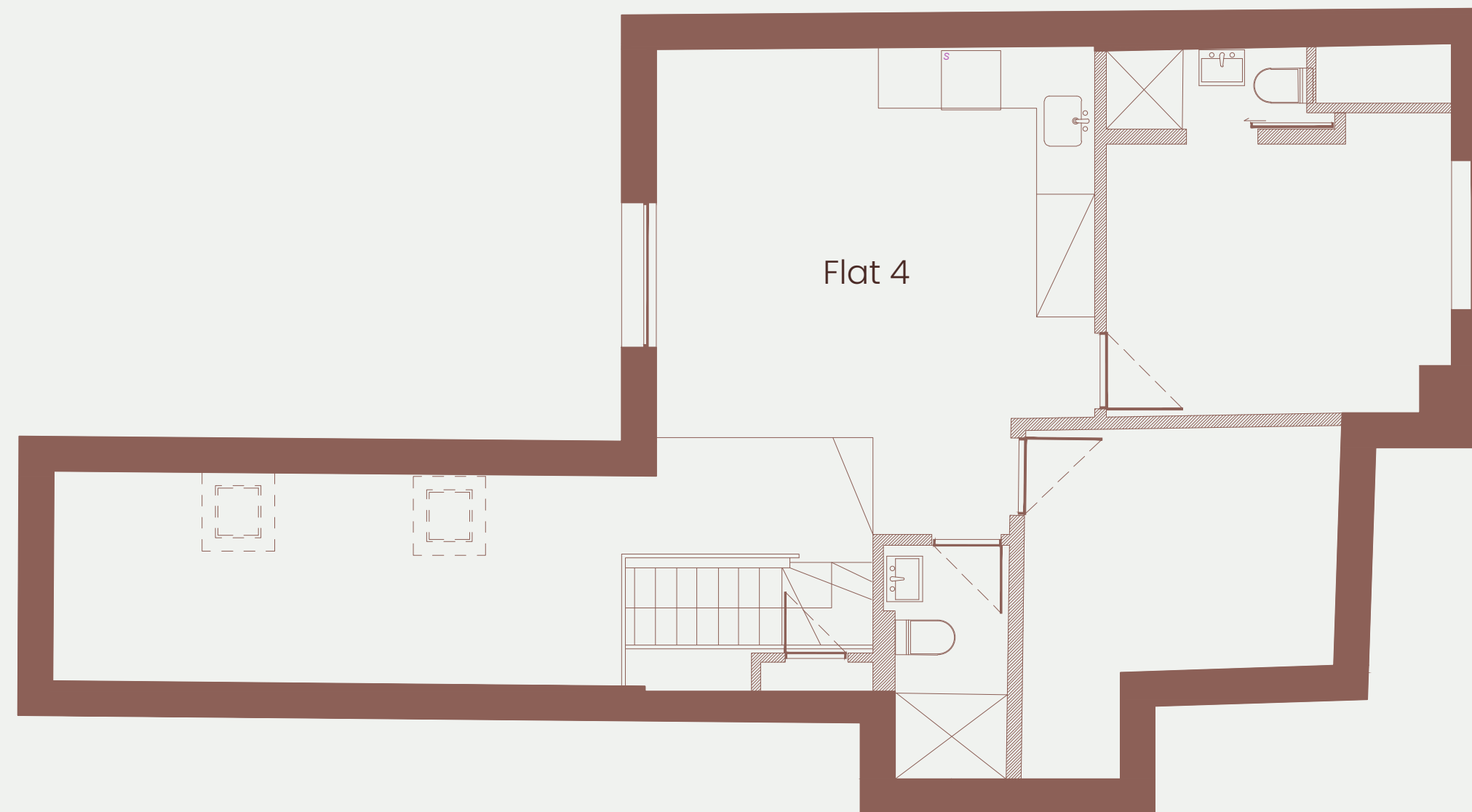
Not to scale.



Ground Floor - 1,351 sq.ft



First Floor - 986 sq.ft



Second Floor - 676 sq.ft



# CONTACTS

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## 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.

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