

# A UNIQUE OPPORTUNITY TO ACQUIRE AN INVESTMENT PORTFOLIO OF 6 RESIDENTIAL PROPERTIES ACROSS NORTH LONDON



**WATLING**  
REAL ESTATE





LOCATED IN NORTH LONDON	WITHIN WALKING DISTANCE OF UNDER AND OVERGROUND TRANSPORT LINKS	ALL PROPERTIES ARE HELD FREEHOLD
FULLY OCCUPIED	COMPRISES 6 PROPERTIES	OVER 60 RESIDENTIAL BEDROOMS
RENTAL INCOME OF £548,640 PA	RENT GUARANTEES IN PLACE ACROSS THE PORTFOLIO	ASSET MANAGEMENT OPPORTUNITIES

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ACROSS THE PORTFOLIO**

**ASSET MANAGEMENT  
OPPORTUNITIES**

**EXECUTIVE SUMMARY**

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## KEY

1

9, 9a, 9b and 9d, Waverley Road  
London, N8 9QS

2

333 Camden Road  
London, N7 0SL

3

76 Mount Pleasant Road  
London, N17 6TN

4

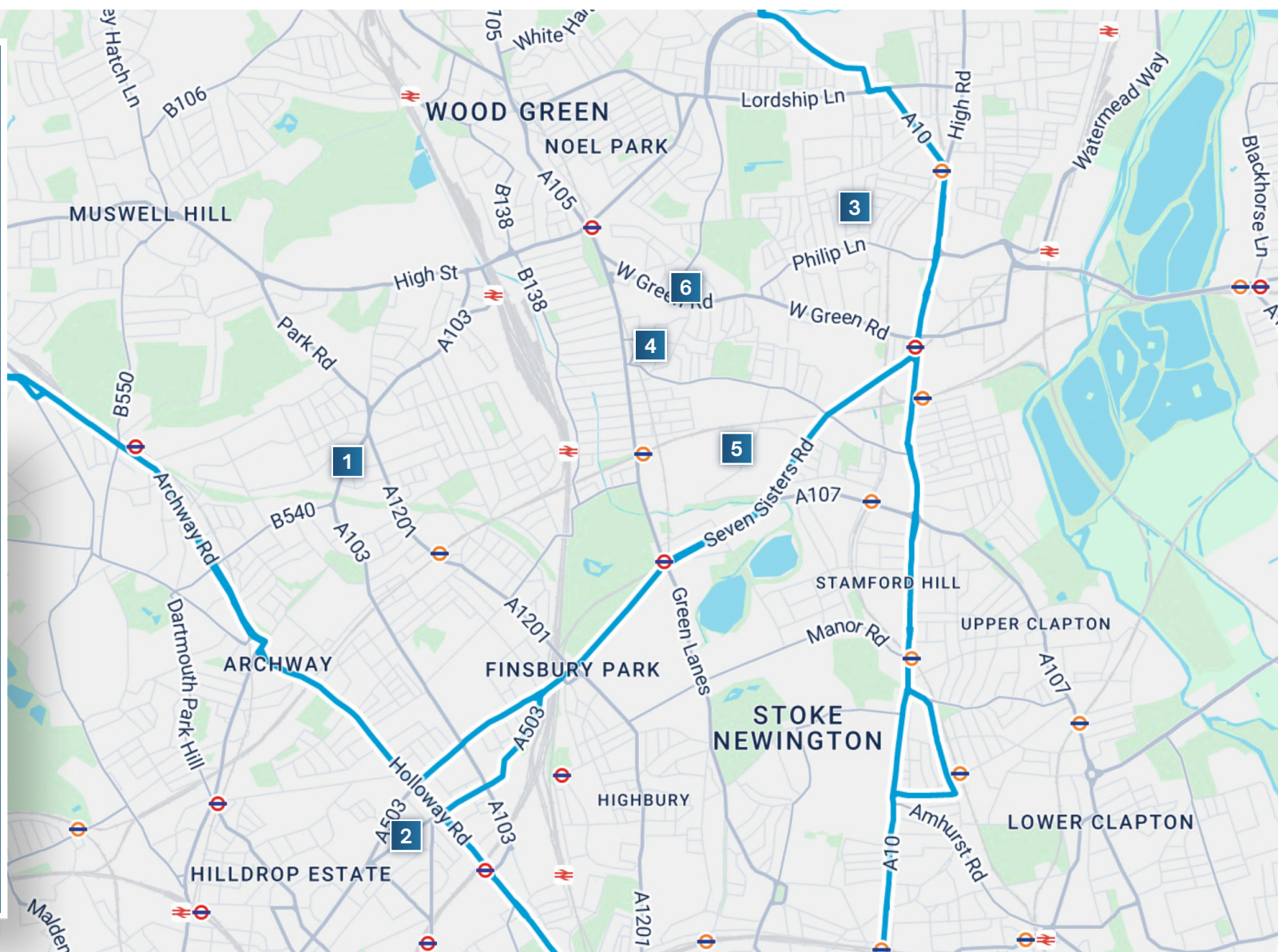
42 Harringay Road  
London, N15 3JD

5

187 Hermitage Road  
London, N4 1NW

6

4 Belmont Road  
London, N15 3LT



# THE LOCATION

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London, N8 9QS



**333 Camden Road**  
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London, N17 6TN



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**4 Belmont Road**  
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**THE PROPERTIES**

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Property	Type	Number of Flats	Number of Beds	Rent Guarantee	Passing Rent (pcm)	Lease Start	Lease End
Waverley Road	Detached	32	36	Stef & Philips	£25,000	22.07.2024	21.07.2029
Camden Road	Detached	8	8	The Property Company	£7,920	29.02.2008	Holding Over
Mount Pleasant Road	Terraced	2	6	Greengate Residential	£2,800	29.07.2024	29.07.2027
42 Haringay Road	Terraced	3	4	General Accommodation Estates	£3,350	TBC	TBC
187 Hermitage Road	Terraced	2	4	Greengate Residential	£2,250	28.07.2024	27.07.2027
4 Belmont Road	Terraced	4	4	Greengate Residential	£4,400	31.01.2025	31.01.2027
		51	62			£45,720	

## TENANCY SUMMARY



The property is located in Crouch End, an affluent area in north London.

The property benefits from public transport links including Crouch Hill Underground Station (0.5 miles) and Harringay Train Station (1 mile).

- Detached property
- Freehold
- Arranged over five floors
- Property is in good condition throughout
- Configured as 28 studio flats, two 1-bed flats and two 3-bed maisonettes
- Asset management opportunities



Scan or [click here](#) to view further property details



9, 9a, 9b and 9d, Waverley Road  
London, N8 9QS

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The property is located close to the Holloway Road in the London Borough of Islington.

Amenities in the local area include pubs, cafes and supermarkets. The property benefits from excellent public transport links including Holloway Road Underground Station (0.5 miles) and Kentish Town Underground and Train Station (1 mile).

- Detached property
- Freehold
- Arranged over basement, ground and two upper floors
- Units range in condition but generally the property would benefit from a degree of refurbishment throughout
- Configured as 8 self-contained studio flats
- Asset management potential through refurbishment / extension STPP



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333 Camden Road  
London, N7 0SL

**WATLING**  
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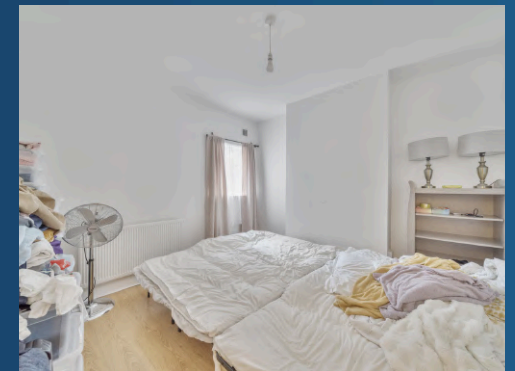
The property is located in Tottenham and benefits from many restaurant, pubs and leisure facilities - as well as being within walking distance of Tottenham Hotspur Stadium.

Public transport links include Bruce Grove Underground Station (0.6 miles) and Seven Sisters Underground and Train Station (0.9 miles).

- Terraced house
- Freehold
- Arranged over ground and first floors
- Property would benefit from a degree of refurbishment
- Configured as 2x 3 bedroom flats
- Potential to extend STPP



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**76 Mount Pleasant Road**  
London, N17 6TN

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Located on Harringay Road, a popular residential location in North London, close to Green Lanes, in the London Borough of Haringey.

There are a number of cafes, shops and restaurants within the local area as well as open green spaces including Ducketts Common and Finsbury Park within walking distance.

The property benefits from public transport links including Harringay Train Station (0.7 miles) and Harringay Green Lanes Underground Station (0.4 miles).

- Terraced house
- Freehold
- Arranged over ground and first floors
- Property would benefit from a degree of refurbishment
- Configured as 2 studios and 1x 2 bedroom flat
- Potential to extend STPP



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42 Harringay Road  
London, N15 3JD

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The property is located in the Haringey Warehouse District; less than half a mile from Finsbury Park.

The local amenities include supermarkets, cafes and gyms.

The property benefits from public transport links including Harringay Green Lanes Overground Station (0.5 miles) and Seven Sisters Underground and Train Station (1 mile).

- Terraced house
- Freehold
- Arranged over ground and first floors
- Property is in reasonable condition
- Configured as 2x 2 bedroom flats
- Potential to extend STPP



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187 Hermitage Road  
London, N4 1NW

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The property is located off West Green Road in Ducketts Green.

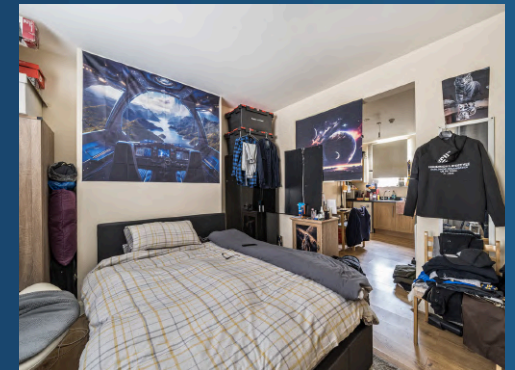
West Green Road's amenities include a number of bars, restaurants and cafes.

The property benefits from public transport links including Turnpike Lane Underground Station which is just 0.5 miles away and Hornsey Train Station at 0.8 miles away.

- Terraced house
- Freehold
- Arranged over ground and first floors
- The property would benefit from a degree of refurbishment
- Configured as 4 studio flats
- Potential to extend STPP



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4 Belmont Road  
London, N15 3LT

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## Viewing Arrangements

Strictly by appointment only with Watling Real Estate as Sole Agents.

## Price

Offers are invited for the portfolio as a whole, however offers for the individual properties may be considered. All offers should explicitly attribute values to each property.

## Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## Sale By Receivers

The property is offered for sale on behalf of the Joint Court Appointed Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.

# FURTHER INFORMATION

**WATLING**  
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**JAMIE LAMOND**

+44 (0) 7903 056 581

[jamie.lamond@watling.com](mailto:jamie.lamond@watling.com)

**MATTHEW SOUTHALL**

+44 (0) 7887 987 409

[matthew.southall@watling.com](mailto:matthew.southall@watling.com)

**AGNES JONES**

+44 (0) 7548 320 521

[agnes.jones@watling.com](mailto:agnes.jones@watling.com)

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