



GILMARTIN LEY

Freehold Residential Investment For Sale - Highgate, London N6

Highly reversionary

**36 Langdon Park Road,
Highgate,
LONDON, N6 5QG**



Price

Guide Price £1,325,000 subject to contract



Property Description

The property comprises a terraced Victorian house which was converted pre 1960s to form four self contained flats and in the late 1990s reconfigured as five flats.

The flats were all originally let on Assured Shorthold Tenancies - we understand that the tenants are holding over under agreements that have expired and have periodic tenancies. There is good scope to improve the current rental income significantly.

The property has generally been maintained to a reasonable standard. The internal finishes, specification to the kitchens and bathroom / shower rooms are of a basic quality but are more than adequate for the rental market. Flat 1A has recently been improved with a new kitchen and refurbished shower room / WC. The shower room facilities to Flats 1, 3 & 4 would benefit from being upgraded.

In terms of development potential, the property has already been extended but there remains potential for conversion of the loft space and extension to the side of the back addition. The property could be retained in its existing arrangement or converted and refurbished to form a number of self-contained flats or reinstated to form a single family dwelling house. All subject to obtaining the necessary consents.

Key considerations:

- > In the same family ownership since 1969
- > Affluent and highly desirable North London location
- > For sale by auction if not sold prior
- > Highly reversionary fully let freehold investment
- > Current passing rent equates to £47,760 pa
- > Gross internal area: 219.45 sq.m (2,362 sq.ft) excluding cellar: 14.90 sq.m (160 sq.ft)
- > Development and reconfiguration potential STPP
- > Excellent public transport links
- > 650m to Highgate London Underground Station

<https://www.gilmartinley.co.uk/properties/for-sale/investment/highgate/london/n6/29792>

Our ref: 29792

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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Accommodation and Tenancies

Gross Internal Area: 219 sq.m. (2,362 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Flat 1	10,680	Let on a periodic tenancy from 1st April 2016 at a rent of £890 pcm.	44.31	476	Ground floor front - One bedroom, lounge/kitchen and shower room / WC and shared garden.
Flat 1a	3,000	Let on a periodic tenancy from 1st April 2020 at a heavily discounted rent of £250 pcm.	39.20	421	Ground floor rear - One bedroom, lounge, kitchen and shower room / WC and shared garden.
Flat 2	10,200	Let on a periodic tenancy from 22nd August 2020 at a rent of £850 pcm.	26.94	289	First floor rear - Studio with separate kitchen & bathroom and roof terrace.
Flat 3	10,680	Let on a periodic tenancy from 1st April 2016 at a rent of £890 pcm.	35.30	379	First floor front - One bedroom, lounge, kitchen and shower room / WC.
Flat 4	13,200	Let on a periodic tenancy from 9th December 2017 at a rent of £1,100 pcm.	34.47	371	Second floor - One bedroom, lounge, kitchen and shower room / WC.
Total	47,760				

Property Location

The subject property is situated in a highly sought after enclave of roads in Highgate known as 'The Miltons'.

Highgate is one of the most desirable residential areas of North London. The property is conveniently located approximately 650m south of Highgate London Underground Station (Northern Line) and the same distance east of Highgate Village.

The property is well provided for in terms of local amenity. Archway Road is within 150m and has a broad selection of restaurants, bars and shops, including Co-op and Sainsburys Local. While Highgate Village provides mix of high street chains, pubs, restaurants and independent shops, which include; Tesco Express, Pizza Express, Caffè Nero, Strada, Côte Brasserie and Café Rouge, Le Pain Quotidien, Gails Bakery, Costa, The Angel Inn, The Bull, The Dukes Head, and The Flask.

Transport communications are excellent. Aside from access to the London Underground network at Highgate Station, there are several bus routes that run along Archway Road with connections to Finsbury Park, Brent Cross, Holloway and Crouch End.

Terms Freehold For Sale

Legal Fees: Each party is to bear its own legal fees

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Local Authority:	London Borough of Haringey
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	<p>https://www.gilmartinley.co.uk/properties/29792 Special conditions of sale Drainage & Water Search Flat 1 Drainage & Water Search Flat 1A Drainage & Water Search Flat 2 Drainage & Water Search Flat 3 Drainage & Water Search Flat 4 Enviromental Search Chancel Check Local Authority Search Flat 1 EPC Flat 1a EPC Flat 1a NICEIC Building Regulations Certificate of Compliance Flat 2 NICEIC Building Regulations Certificate of Compliance Flat 3 NICEIC Building Regulations Certificate of Compliance Landlords NICEIC Building Regulations Certificate of Compliance Flat 2 Gas Safety Certificate Party Wall Act 1996 notice Flat 3 domestic installation condition report Flat 4 domestic installation condition report Certificate of installation of smoke and heat alarms to five flats and communal areas Domestic Installation Condition Report - Landlord communal areas Emergency Lighting Completion Certificate - 6 October 2016 Flat 1 NICEIC Building Regulations Certificate of Compliance Flat 2 EPC Flat 3 EPC Flat 4 EPC Flat 1 domestic installation condition report Flat 1a domestic installation condition report Flat 2 domestic installation condition report Damp Proofing Guarantee Flat 1 deposit certificate for statutory periodic tenancy Flat 2 deposit certificate for periodic tenancy Flat 3 deposit certificate for statutory periodic tenancy Flat 4 deposit certificate for statutory periodic tenancy Flat 2 contractual periodic tenancy Flat 3 AST Flat 3 notice of change of names of owners Flat 3 statutory periodic tenancy Flat 4 AST Flat 4 statutory periodic tenancy Flat 1 AST Flat 1 notice of change of names of owners Flat 1 statutory periodic tenancy Flat 1a AST Flat 1a contractual periodic tenancy flat 2 AST Official Register</p>

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Official Title
Offer Requirements Document
Site Plan
Floor Plan
Energy Performance Certificates

Last Updated:

25 Mar 2022

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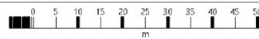


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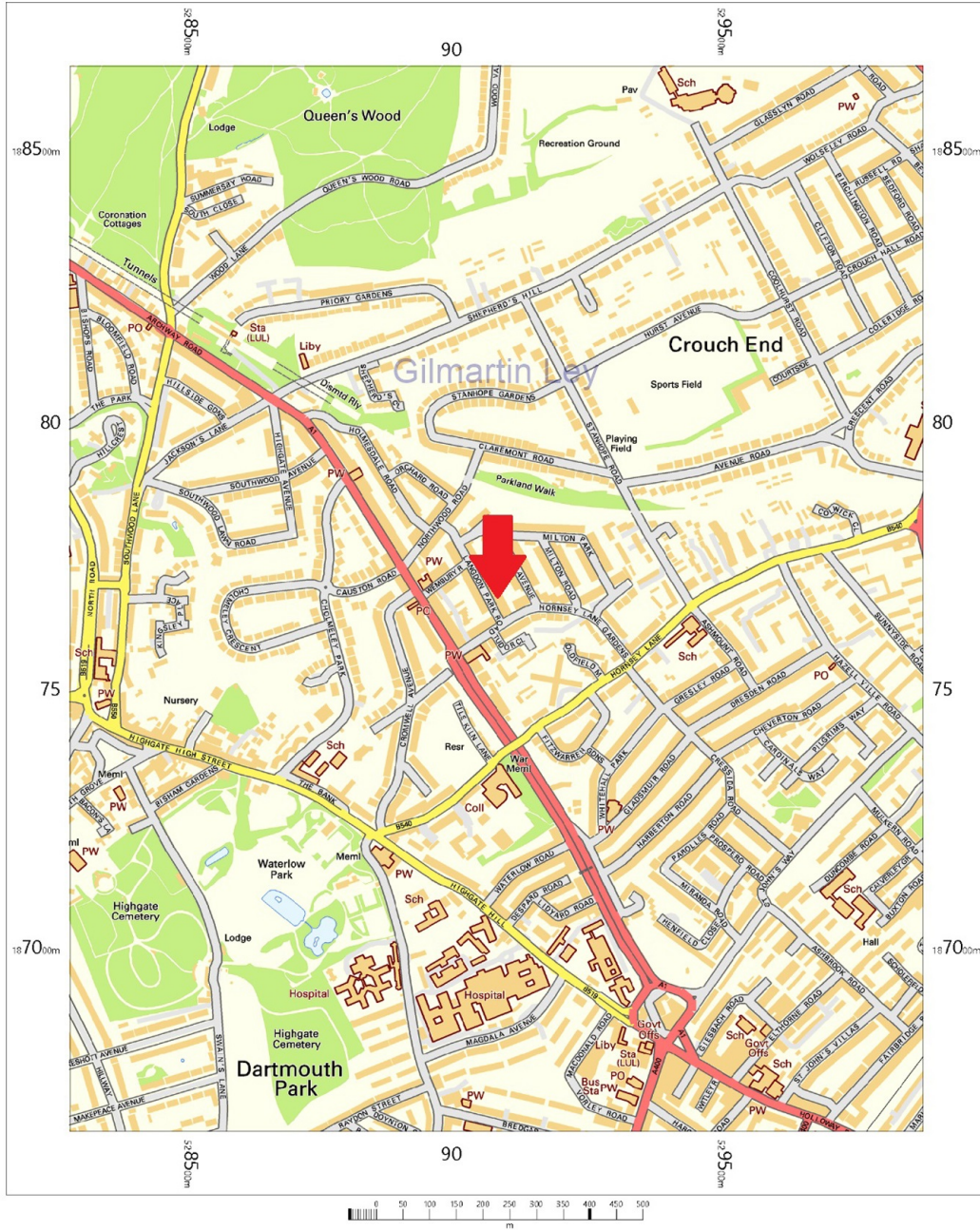


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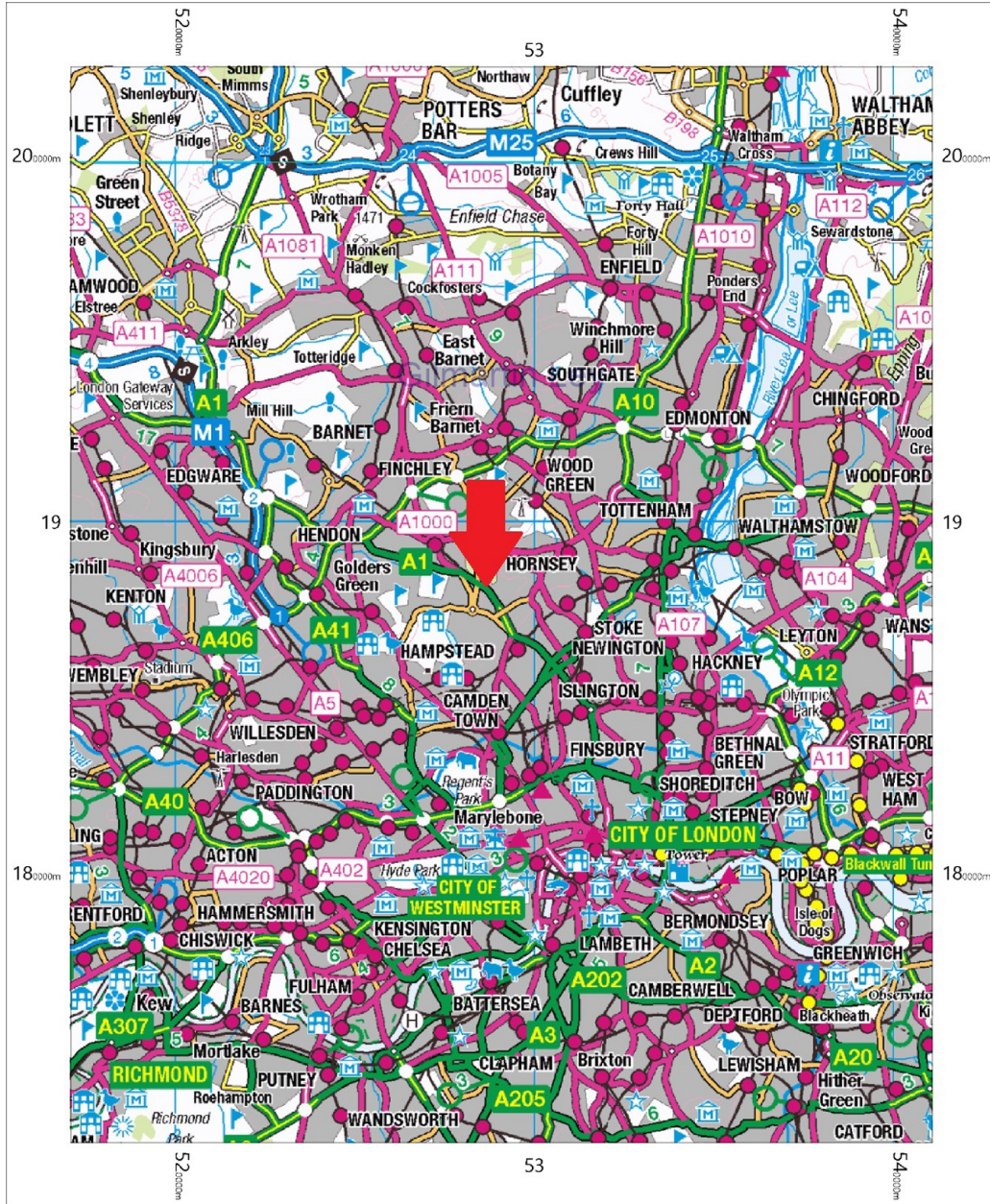


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