



GILMARTIN LEY

Highly Reversionary Freehold Investment For Sale - Muswell Hill N10

Prestigious location and with development potential

**19 Kings Avenue
Muswell Hill,**

LONDON, N10 1PA



Price

Guide Price £1,360,000 subject to contract



Property Description

The property is a substantial semi-detached Edwardian house and is arranged as six flats (four studios and two 1 x bedroom flats). The property has been in the same family ownership for over eighty years.

The property is fully let with a current passing rent equating to £78,300 per annum. Five of the six flats are let on assured periodic tenancies. The ground floor rear flat is let on a regulated tenancy with a passing rent accounting for £6,000 of the aforementioned annual rental income.

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 19a could benefit from a complete refurbishment.

In terms of development potential, the property has potential for a rear extension and for conversion and expansion of the existing 46.72 sq m (503 sq ft) basement level. The property could be retained in its existing arrangement or extended, reconfigured 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:

- > Premium North London location
- > In the same family ownership for over 80 years
- > Gross Internal Area: 328.67 sq m (3,538 sq ft)
- > Reversionary income of £78,000 per annum
- > Development and reconfiguration potential STPP
- > Alexandra Palace only 1.2km
- > Highgate Wood & Alexandra Park within 760m
- > Muswell Hill Broadway within 500m - Abundant and vibrant selection of leisure facilities, eateries and retailers
- > Excellent public transport links
- > 1.3km to East Finchley and 1.8km to Highgate London Underground Stations (Northern Line)
- > 2.0km to Alexandra Palace Rail Station
- > Several bus routes serving Greater and Central London

<https://www.gilmartinley.co.uk/properties/for-sale/investment/muswell-hill/london/n10/33548>

Our ref: 33548

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

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Accommodation and Tenancies

Gross Internal Area: 329 sq.m. (3,537 sq.ft.)

Unit / Flat no.	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
19a	6,000	Regulated tenant understood to have been in occupation since the early/mid 1980s at a rent of £500 pcm.	53	570	Ground floor rear one bedroom flat with direct access to garden. In need of refurbishment. The WC pertaining to this flat is located separately off the common parts.
19b	13,200	Let on an assured periodic tenancy from 26th May 2025 - 25th May 2026 at a rent of £1,100 pcm.	31	333	Ground floor front studio flat.
19d	17,100	Let on an assured periodic tenancy from 28th July 2025 - 27th July 2026 at a rent of £1,425 pcm.	49	527	First floor rear one bedroom flat.
19e	13,200	Let on an assured periodic tenancy from 31st August 2024 - 30th August 2026 at a rent of £1,100 pcm.	36	387	First floor front studio flat.
19f	13,800	Let on an assured periodic tenancy from 24th December 2023 - 23rd December 2024 at a rent of £1,150 pcm.	32	344	Second floor front studio flat.
19g	15,000	Let on an assured periodic tenancy from 20th February 2026 - 19th February 2028 at a rent of £1,250 pcm.	40	430	Second floor rear studio flat.
Basement	0	Vacant	46.72	502	Dry useable storage space arranged as three rooms the majority with a floor to ceiling height of 2.43m. The boiler and electrical intake is located in this area.
Total	78,300				

Property Location

Muswell Hill is a highly desirable, affluent north London suburb. The property is located on Kings Avenue, which is one of the 'Royal Avenues' and a premium residential location within the Muswell Hill conservation area.

The property is within 500m of Muswell Hill Broadway, a vibrant shopping precinct which features a mix of high street chains, pubs, restaurants, independent shops and leisure operators including; Sainsburys, Little Waitrose, Aldi, Miller & Carter, PureGym London, Kervan Sofrasi, Marks & Spencer, Gails bakery, Planet Organic, Franco Manca, Holland & Barrett and Everyman Cinema, as well as numerous other high street and independent eateries and retailers.

Access to green open spaces and ancient woodland is exceptional with Alexandra Palace Park and Highgate Wood both being within 760m of the property.

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East Finchley and Highgate London Underground Stations (Northern Line) are approximately 1.3km and 1.8km from the subject property respectively, with numerous nearby direct bus routes to connecting either station.

Terms	Freehold for sale
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	London Borough of Haringey
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	https://www.gilmartinley.co.uk/properties/33548 Energy Performance Certificates Floor Plans Offer Requirements Document
Last Updated:	14 May 2026

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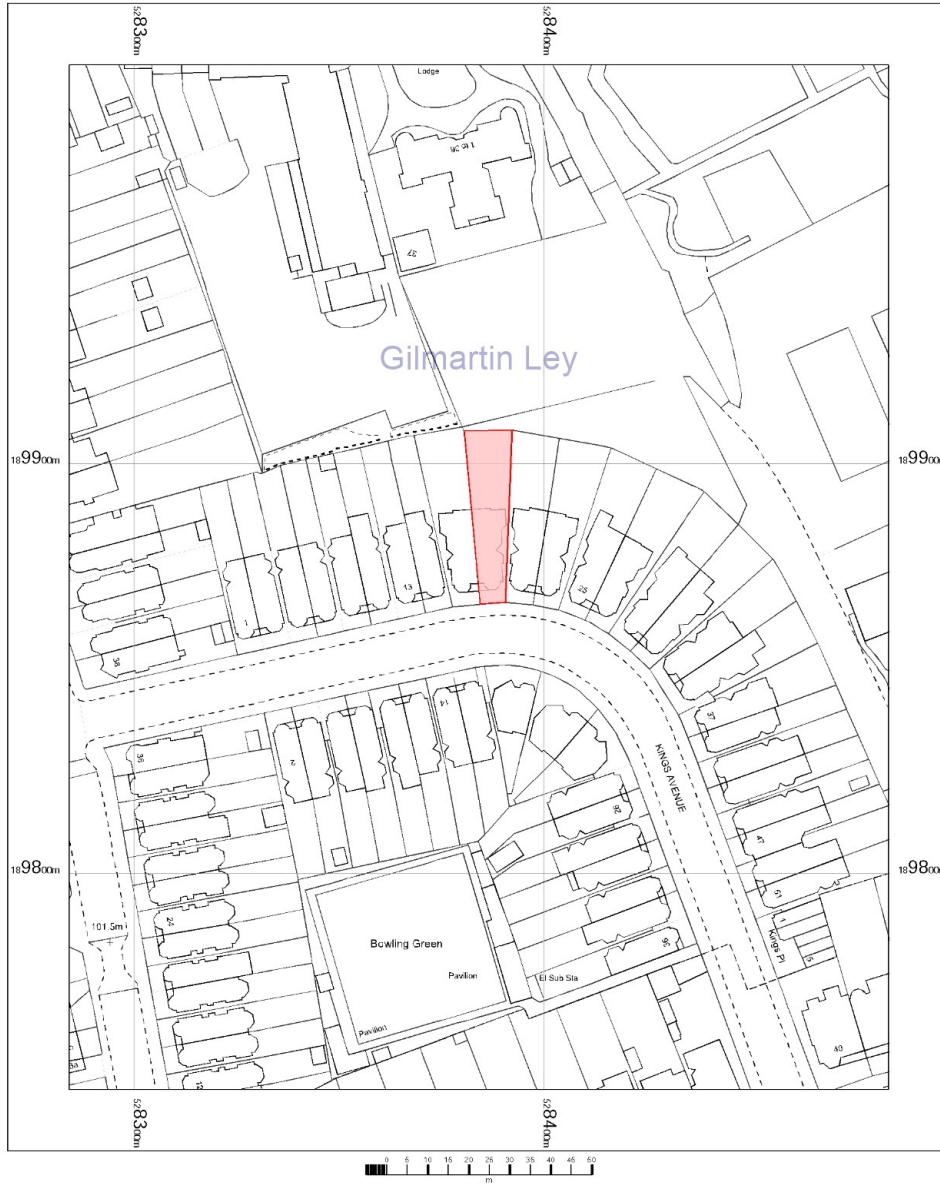


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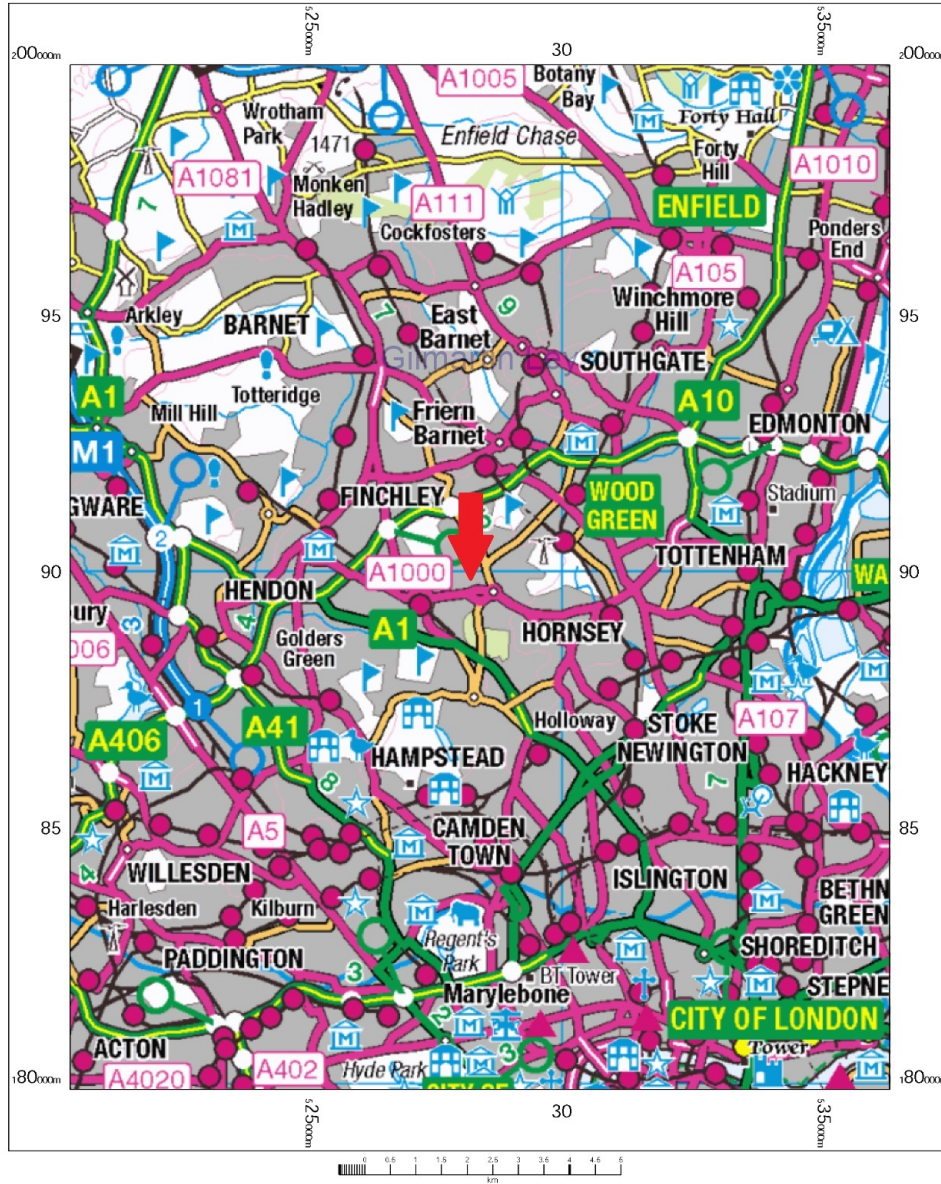


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