

REGENTS PARK ROAD

79 & 81 REGENTS PARK ROAD
PRIMROSE HILL, LONDON
NW1 8UY

FOR SALE
UNBROKEN FREEHOLD INVESTMENT

FOREST
REAL ESTATE

REGENTS PARK ROAD

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PRIMROSE HILL, LONDON
NW1 8UY



SUMMARY

- Freehold
- Passing rent £172,332 per annum
- Reversionary income with two outstanding rent reviews
- The residential was fully refurbished in 2015/2016
- Rare opportunity to acquire in this location
- A few minutes' walk of Chalk Farm Station on the Northern Line
- Comprises approximately 3,152 ft2 of accommodation over ground, first, second and third floors
- Two balconies to the first floor flat
- Energy Performance Ratings of B & C



DESCRIPTION

The property comprises a mid-terrace four storey building. The flats were fully refurbished in 2015/2016, each benefitting from front and rear double-glazed windows, walk in shower and open plan living, kitchen and dining area.

The first floor two-bedroom has the addition of a second bedroom with ensuite and two private balconies overlooking Regents Park Road. Both balconies were tanked in January 2023.



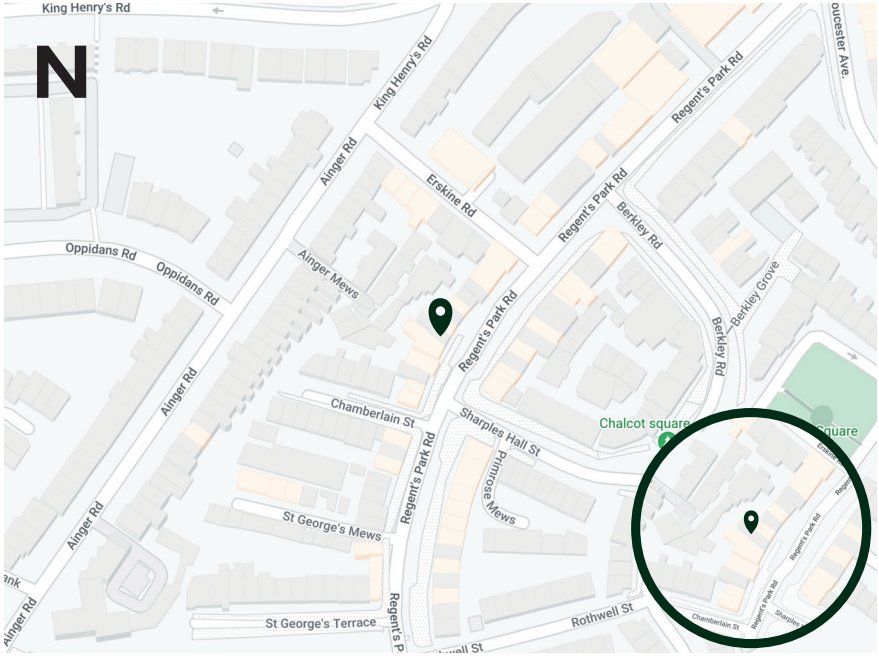






TENANCY SCHEDULE

Unit	Tenant	Rent (pa)	Size ft2	EPC Rating	Comments
79	Savills (UK) Ltd	£52,500	678	B	Let on a Full Repairing and Insuring lease for a term of 10 years from 16th December 2016. Inside the 1954 Landlord & Tenant Act. There is an outstanding rent review from December 2021.
81	J.F Stone Investments Ltd (T/A American Dry Cleaning Company)	£34,000	581	B	Let on a Full Repairing and Insuring lease for a term of 10 years from 22nd February 2016. Inside the 1954 Landlord & Tenant Act. There is an outstanding rent review from February 2021.
Flat 1	Private Individual	£36,140	818	B	Let on an AST.
Flat 2	Private Individual	£27,600	559	B	Let on an AST.
Flat 3	Private Individual	£22,092	516	B	Let on an AST.
		£172,332			





LOCATION

Regents Park Road is a vibrant village in Primrose Hill. Nestled in one of London's most prestigious and desirable neighbourhoods. Situated just a minutes' walk from the Primrose Hill Park, this location offers a harmonious blend of natural beauty and urban sophistication. This charming enclave is known for its boutique shops, stylish cafes, and fine dining establishments. Residents can enjoy leisurely strolls along the quaint streets, browsing through independent boutiques, and savouring culinary delights in trendy restaurants.

The area surrounding Regents Park Road is renowned for its picturesque streets, lined with elegant period properties and tree-lined avenues. Primrose Hill itself is a charming and affluent neighbourhood, attracting residents who appreciate its tranquil ambiance and village-like atmosphere.

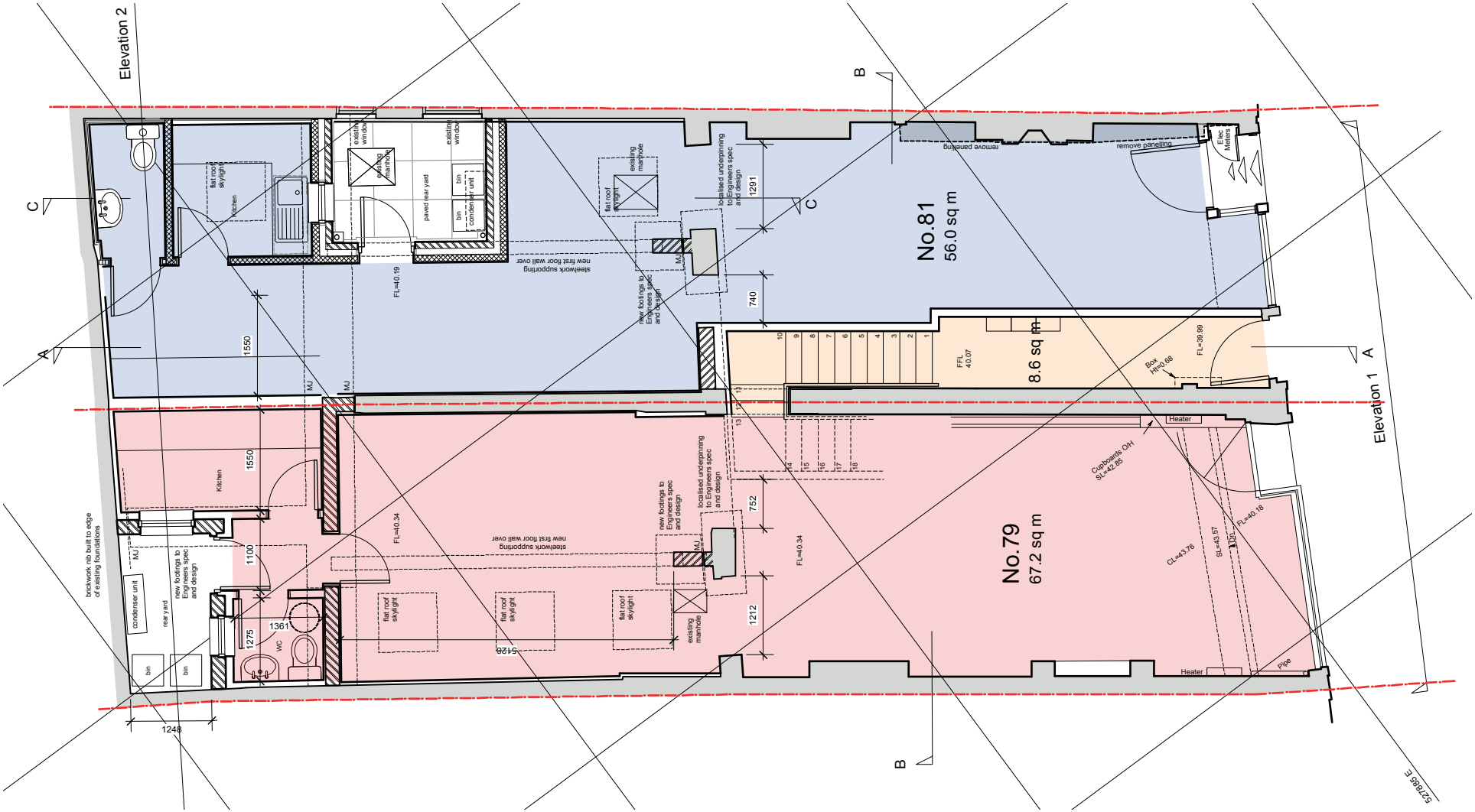
One of the highlights of this location is its proximity to Regents Park, one of London's most iconic green spaces. Spanning over 400 acres, Regents Park offers a wealth of recreational opportunities, including beautifully manicured gardens, a boating lake, sports fields, and a world-famous open-air theatre.

The location is also well-connected to the rest of London, with excellent transport links nearby. The nearest Underground station, Chalk Farm, on the Northern Line provides easy access to central London, making commuting and exploring the city effortless.



FLOORPLAN

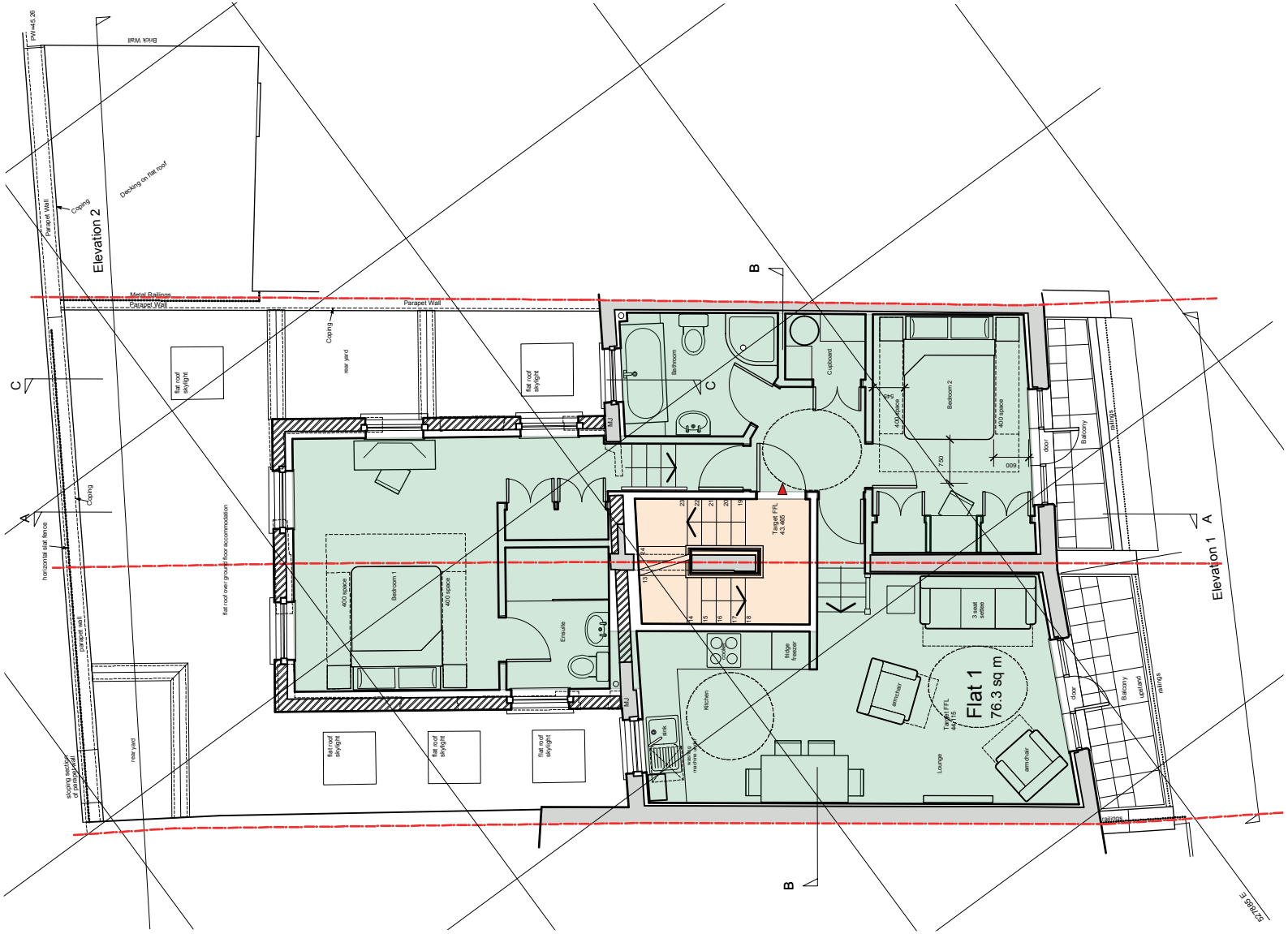
GROUND FLOOR



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE.

FLOORPLAN

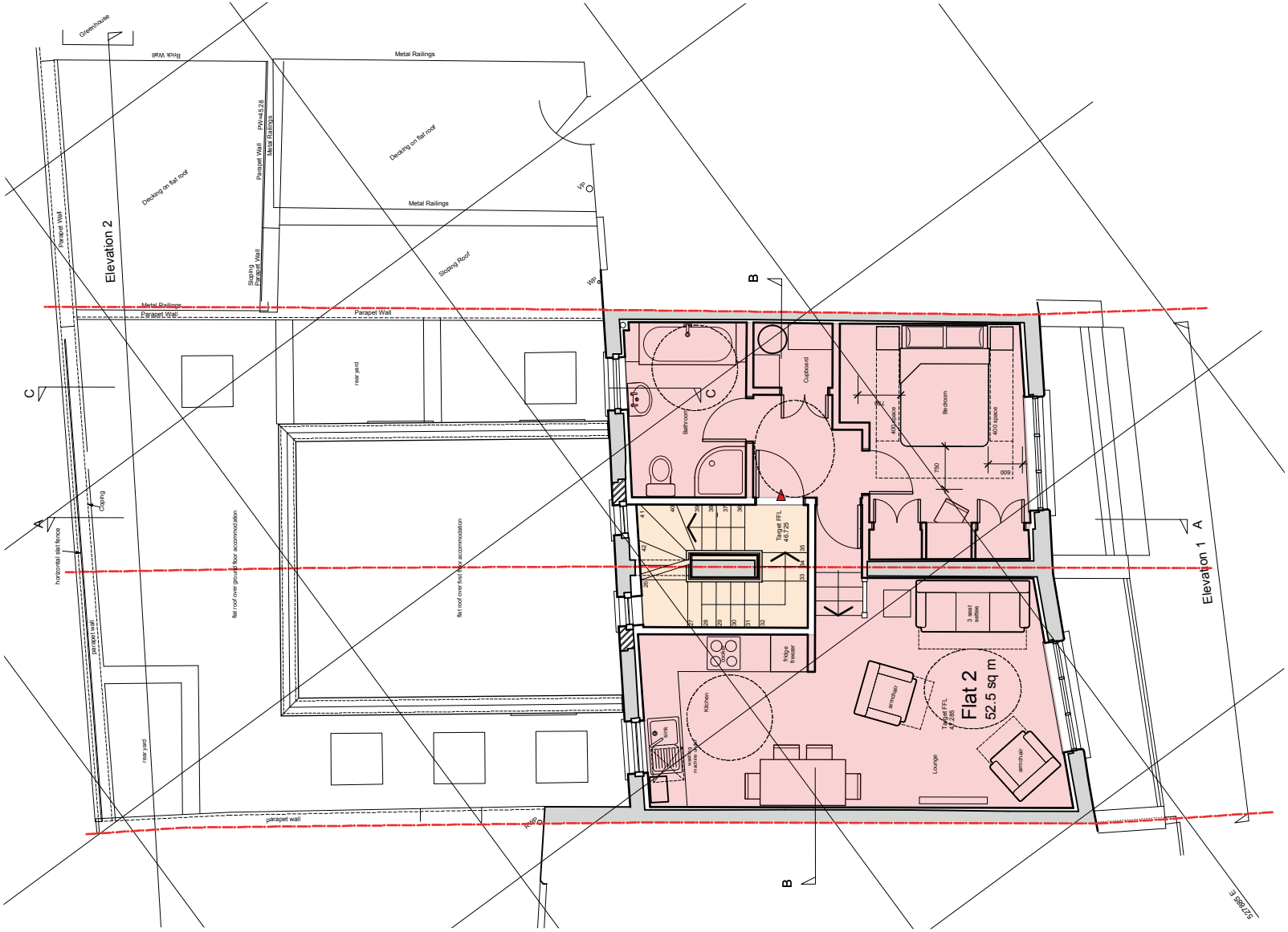
FIRST FLOOR



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FLOORPLAN

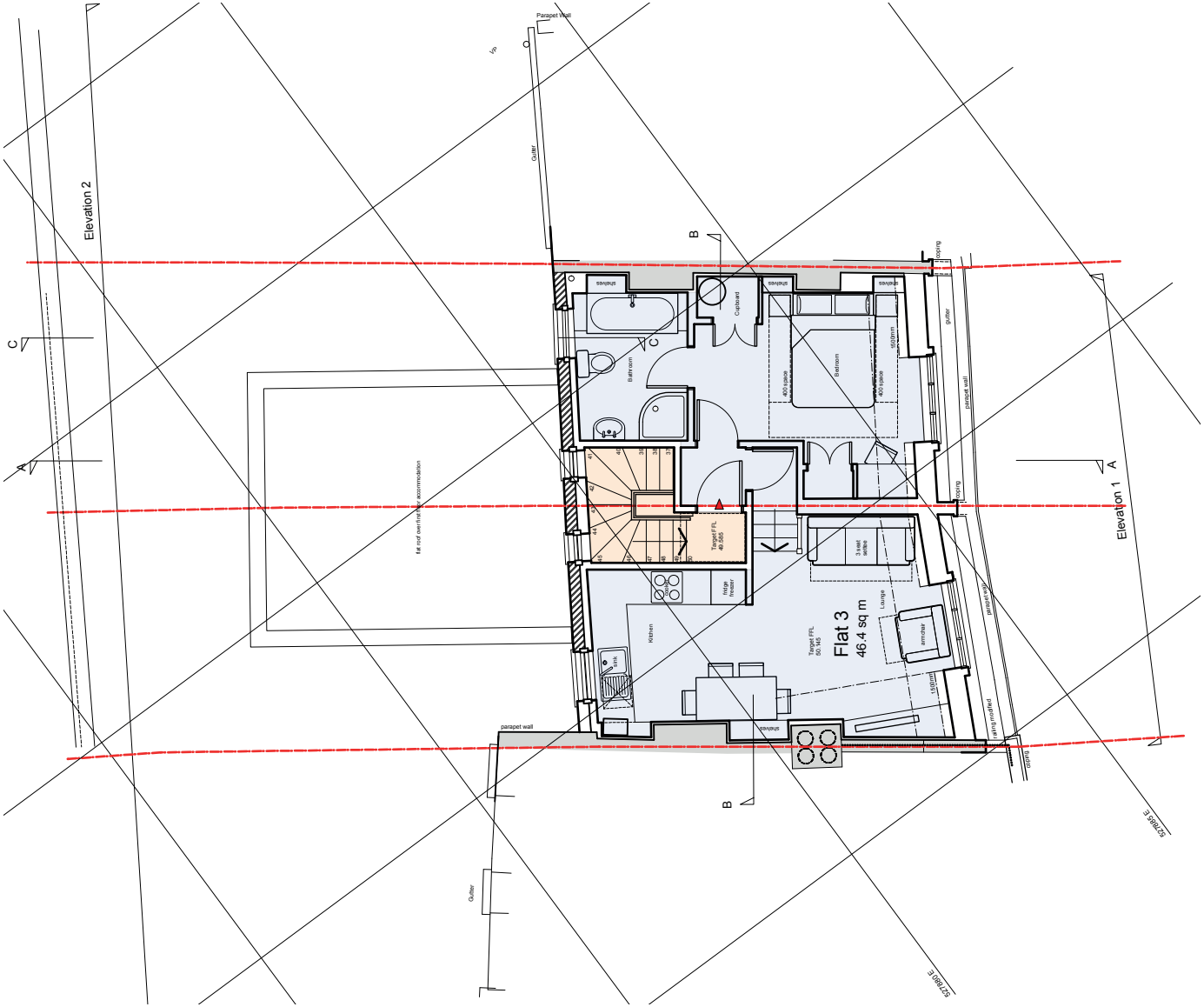
SECOND FLOOR



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE.

FLOORPLAN

THIRD FLOOR



FOR INDICATIVE PURPOSES ONLY, NOT TO SCALE.





PRICE
On Application.

VAT
The property is not elected for VAT.

TENURE
Freehold.

CONTACT
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