

RESIDENTIAL INVESTMENT**117 Malden Road**

London, NW5 4HS

Freehold Residential Investment**Former Pub Building Converted
Into 5 Flats****For Sale****1,748 sq ft**

(162.39 sq m)

- Rental income £51,060.00 Per Annum
- Ground & Lower Ground 2x2 bed Self Contained Flats
- 1st, 2nd & 3rd Flats Sold Off On 125 Year Leases
- Former Pub Building
- Close To Hampstead Heath
- Highly Prominent
- Flats Are In Good Decorative Condition

Summary

Available Size	1,748 sq ft
Price	£1,250,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (77)

Location

The property is prominently located on the corner of Malden Road & Grafton Terrace close to its junction with Prince of Wales Road. The local amenities of Kentish Town, Camden Lock, South Hampstead Village and Hampstead Heath are all within walking distance. Transport facilities are Excellent with Kentish Town West (London Overground), Kentish Town and Chalk Farm Stations (London Underground Northern Line) being within 15 minutes’ walk. Numerous bus routes also serve the area.

Description

Comprises a former pub building converted into 5 self contained flats arranged on lower ground, ground, and three upper floors of which the first second and third floor flats are sold off on 125 year Leases. The Ground floor flat comprises 2 beds, 2 baths, lounge and kitchen with the basement flat comprising 2 beds, 1 bath, lounge and kitchen accessed via its own self contained entrance. Both flats are currently Let on Assured Periodic Tenancies.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 2X2 BED	901	83.71	Available
Basement - 2X2 BED	847	78.69	Available
Total	1,748	162.40	

Tenancy

Ground Floor 2 Bed Flat Let on an Assured Periodic Tenancy from 25/02/2026 at a rent of £25,200 per annum.

Basement 2 Bed Flat: Let on an Assured Periodic Tenancy from 13/01/2026 at a rent of £24,960 per annum.

First Floor Flat: Sold off on 125 year Lease from 29/09/1999 subject to Rent Reviews every 25 years (01/01/2050) at a current ground rent of £300.00 per annum.

Second Floor Flat: Sold off on 125 year Lease from 29/09/1999 subject to Rent Reviews every 25 years (01/01/2050) at a current ground rent of £300.00 per annum.

Third Floor Flat: Sold off on 125 year Lease from 29/09/1999 subject to Rent Reviews every 25 years (01/01/2050) at a current ground rent of £300.00 per annum.

Total Income: £51,061.00 per annum

Freehold - Title Number NGL180773

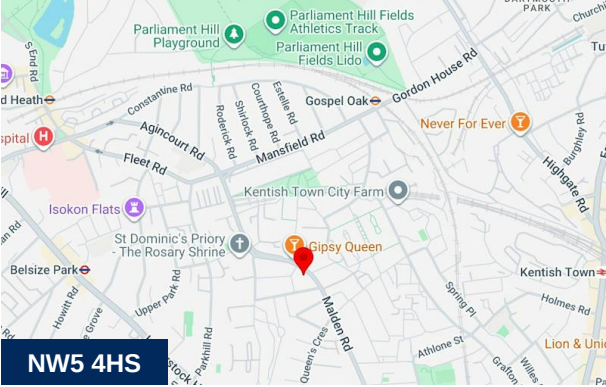
£1,250,000 with the benefit of the rental income.

Identification

In accordance with Anti Money Laundering Regulations two forms of identification will be required for the successful purchaser.

Viewing

Strictly by appointment through SOLE Agents above.



Viewing & Further Information



Paul Stone
0207 482 1203 | 079 7384 5462
paul.stone@christo.co.uk

