

WELL LOCATED RESIDENTIAL INVESTMENT

5 VIRTUAL FREEHOLD FLATS

FOR SALE

BARRINGTON COURT, COLNEY HATCH LANE, MUSWELL HILL, LONDON N10 1QG



LOCATION: The property is situated off Colney Hatch Lane, close its junction with Alexandra Park Road and all amenities of Muswell Hill which is a popular suburb of North London. Muswell Hill Broadway amenities include many fashionable bars, restaurants, shopping and leisure facilities, concentrated around the junction/roundabout linking Colney Hatch Lane (B550), Queens Avenue (A504) and Muswell Hill Broadway (A504). There are ample open spaces with Muswell Hill Golf Course, Albert Road Recreational Ground and Alexandra Park all within walking distance. There are a number of stations nearby including Alexandra Palace Railway (First Capital Connect), Bounds Green Underground (Piccadilly Line) and East Finchley Underground (Northern Line) Stations being circa 1.4 miles away. The area is also well served by the bus network with a short journey to Highgate Underground (Northern Line) Station.

DESCRIPTION: The property comprises 5 flats, all of them with 2 bedrooms, reception room, kitchen and bathroom.

66-70 Parkway, London NW1 7AH

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ALL MEASUREMENTS ARE APPROXIMATE

Property	Floor	Use	Approximate GIA	
			Sq Ft	Sq M
Flat 25	First	2 bedrooms	584	54.3
Flat 32	Fourth	2 bedrooms	574	53.3
Flat 58	Second	2 bedrooms	596	55.4
Flat 79	Third	2 bedrooms	570	52.9
Flat 102	Fifth	2 bedrooms	584	54.3
TOTAL AREA			2,908	270

TENANCIES

Property	AST Start	Rent	
		Per calendar month	Per annum
Flat 25	03/12/2018	£1,360	£16,320
Flat 32	Vacant	£1,408 (estimated)	£16,900 (estimated)
Flat 58	30/03/2018	£1,180	£14,160
Flat 79	Vacant	£1,365 (estimated)	£16,380 (estimated)
Flat 102	24/02/2018	£1,213.33	£14,560
TOTAL INCOME (Actual & Estimated)		£6,526.33	£78,316

TENURE: 999 year Leases granted in 1990 subject to £100 per annum ground rent and £390 per quarter service charge for each flat.

PRICE: £1,975,000 - Subject to Contract.

LEGAL COSTS: Each party to bear their own legal costs.

NOTE: Under the Estate Agents Act 1979, Section 21, the Agents declare personal interest in the subject property.

IDENTIFICATION: Under the Money Laundering Regulations 2017, we are obliged to verify the identity of proposed buyers prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by Law.

CONTACT: Mert Seyhan (020 7482 1203 / mert.seyhan@christo.co.uk)

SUBJECT TO CONTRACT

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