

GUIDE PRICE
£1,225,000

BIDDING DEPOSIT
£19,000

DIGITAL AUCTION DATE
4th November 2020

BY ORDER OF
LPA Receivers



15 Minster Road, Cricklewood, London, NW2 3SE

Substantial freehold house converted to provide ten studio flats.
Registered HMO currently producing £130,325.68 per annum

Bid1.

Property Summary

- Freehold house arranged as 10 studio flats
- Registered HMO
- Currently producing £130,325.68 per annum

Location

The property is situated on the south side of Minster Road close to the junction with Fordwych Road. Transport facilities are located close by at Cricklewood mainline station to the north and Kilburn (Jubilee line) underground station to the south.

Description

The property comprises a semi-detached three storey period house converted to provide ten self-contained studio flats. The property is registered as an HMO although the units do not share any kitchen/bathroom facilities. There is a rear garden.

Planning

London Borough of Brent (020 8937 1234) www.brent.gov.uk



EPC

Please refer to the legal pack

| Unit | Accommodation | Tenancy | Rent |
|------------|---------------|---|-------------|
| Flat A (1) | Studio flat | AST for 12 months from 01/02/2013 (holding over) | £3,000 |
| Flat B | Studio flat | AST for 12 months from 09/12/2019 | £18,000 |
| Flat C | Studio flat | AST for 12 months from 01/12/2019 | £15,600 |
| Flat D | Studio flat | AST for 12 months from 11/02/2017 (holding over) | £13,553.28 |
| Flat E | Studio flat | Informally occupied from 28/08/2020 - refer to the legal pack | £13,200 |
| Flat F | Studio flat | AST for 12 months from 30/04/2012 (holding over) | £13,000 |
| Flat G | Studio flat | AST for 12 months from 01/06/2019 (holding over) | £12,000 |
| Flat H | Studio flat | AST for 12 months from 08/02/2017 (holding over) | £13,553.28 |
| Flat I | Studio flat | AST for 12 months from 05/03/2018 (holding over) | £13,419.12 |
| Flat J | Studio flat | AST for 12 months from 29/01/2016 (holding over) | £15,000 |
| TOTAL | | | £130,325.68 |

(1) The tenant is excluded from paying electricity, water and gas.

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Contact BidX1

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