

HURFORD SALVI CARR

FREEHOLD FIVE STOREY MIXED USE INVESTMENT FOR SALE

29 CHALTON STREET
LONDON NW1



SITUATION

Chalton Street is situated just north and off the Euston Road, between Kings Cross /St Pancras International and Euston main line and underground stations.

No.29 is located on the west side of the road. The property is easily accessible from Eversholt Road and Euston Station with local shopping and public transport amenities.

DESCRIPTION & ACCOMMODATION

A mid terrace converted building and arranged over five floors (including lower ground floor) There is also a small rear garden. The accommodation briefly comprises:

Four self contained apartments (3 x two bedrooms and 1 x one bedroom) all let upon ASTs

plus unofficial (vacant) studio apartment located in the front lower ground floor together with

Commercial ground floor premises – terms have recently been agreed for a two years lease extension to existing term at an increased rental..

ACCOMMODATION (APPROXIMATE GIA)

| | | | |
|--------------------|---------------------|--------------------|----------------------------|
| Third floor | Apartment (D) | 511 sq ft | (47m ²) |
| Second Floor | Apartment (C) | 537 sq ft | (50m ²) |
| First Floor | Apartment (B) | 548 sq ft | (51m ²) |
| Ground Floor | Commercial Premises | 1,013 sq ft | (94m ²) |
| Lower Ground Floor | Apartment (A) | 617 sq ft | (57m ²) |
| | Unofficial Studio | 427 sq ft | (40m ²) |
| | TOTAL | 3,653 sq ft | (339m²) |

Total Gross Income : **£77,799 per annum approximately**
(Please scroll do to see schedule of tenancies/income)

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SCHEDULE OF TENANCIES / INCOME
(SUBJECT TO CONTRACT)

| FLAT NO | RENT / CALANDER MONTH | START DATE | END DATE |
|---------|-----------------------|------------|------------|
| A | £996.66 | 10/11/2010 | 09/11/2011 |
| B | £1,408.33 | 04/08/2010 | 03/08/2011 |
| C | £1,343.33 | 03/07/2010 | 02/03/2011 |
| D | £1,235.00 | 05/05/2010 | 04/05/2011 |

Commercial Premises

Ground Floor is leased for a term of 2 years from 18th July 2010 at a rental of £18,000 per annum

Price: £1,250,000 subject to contract and existing tenancies

SOLE AGENTS

For further information contact

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or

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The statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute any part of an offer. None of such statements are to be relied upon as a statement or representation of fact and intending purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise.

