

Date: 10.04.2020

To Whom it may concern,

Re: Upper Flat, 5 Brecknock Road, London N7 0BL

We are well established Estate Agency in the area and we are specialise in residential Sales, Lettings and full property Management.

We confirm there is very high demand for bedsits in this location due to proximity of the major London transport nodes as well as various universities. However, it is our observation based on our experience that the smaller or self-contained HMO units rent out much easier than large multiple bedroom properties with one common kitchen/dining facility.

As an active member of the local rental market, we believe that in order to successfully secure continuous occupation of the above property in the future, the property would benefit from the conversion into two self-contained HMO units, each containing maximum 3 bedrooms, one bathroom/shower room and one kitchen/dining area.

We trust this information is of use, please do not hesitate to contact us if you require any further information.

Kind Regards,

Abdul Mamun