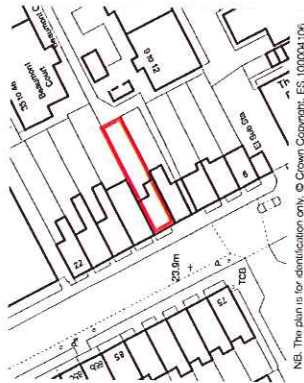


London NW1 **14 Royal College** **Street,** **Camden** **NW1 0TH**

- A Freehold Grade II Listed Mid Terrace Building
- GIA Extending to approximately 203 sq m (2,185 sq ft)
- Internally arranged to provide HMO Accommodation for ten people
- Subject to a single Assured Shorthold Tenancy
- Current Rent Reserved

£88,399.92 per annum (equivalent)



To View

The property will be open for viewing every Tuesday before the Auction between 1.00pm – 1.45 p.m. These are open viewing times with no need to register. (Ref: UD)

Seller's Solicitor

Messrs Christof Welis (Ref: D Strong).
 Tel: 0203 418 8125.
 Email: davidstrong@cwells-law.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is located on the east side of Royal College Street to the south of its junction with Pratt Street. The extensive facilities of Camden Town are to the north-west. London Underground services run from Camden (Northern Line) and Mornington Crescent (Northern Line) Stations and provide direct access into Central London. National Rail and International Rail Services run from King's Cross and St Pancras International Station located approximately 0.7 miles to the south. The open spaces of Regent's Park are to the south-west and the Grand Union Tow Path is to the north-east. Both the A501 and A1 are within reach.

Description

The property comprises a mid terrace building arranged over lower ground, ground and three upper floors. The property is internally arranged to provide HMO accommodation for ten people. There is outside space to the rear.

Accommodation

Lower Ground Floor – Room A with Kitchenette, Kitchen, Bathroom with WC and wash basin, Separate WC with wash basin

Ground Floor – Room B, Room C with wash basin, Separate Shower Room with WC and wash basin

First Floor – Room D, Room E with wash basin

Second Floor – Room F, Room G with wash basin

Third Floor – Room H, Room I with wash basin

Tenancy

The entire property is subject to an Assured Shorthold Tenancy for a term of 12 months from 3rd August 2015 at a current rent of £7,366.66 per calendar month.