



**4 bed terraced house to buy in**  
North Circular Road, London, NW2 7TE

**£420,000** Starting Bid

 x4  x2  x2

Tenure  
**Freehold**

On Street parking

**Property features**

- ✓ BEING SOLD VIA 'SECURE SALE'  
IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- ✓ RENTAL INCOME £3,000PCM - YEILD ABOVE 7%
- ✓ FREEHOLD
- ✓ FOUR BEDROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Located on the North Circular Road is an extended four-bedroom, two-bathroom house. Currently rented to a family with a rental income of £3,000 per calendar month.

Internally the property offers an open plan kitchen diner, lounge, four-bedrooms & two-bathrooms all in good condition.

Externally you have off street parking and a rear garden with storage.

This property can be purchased with the current tenants in place making this an excellent investment, with a current yield above 7%.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £420,000

Property Type: Terraced House

Parking: On Street, Driveway

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

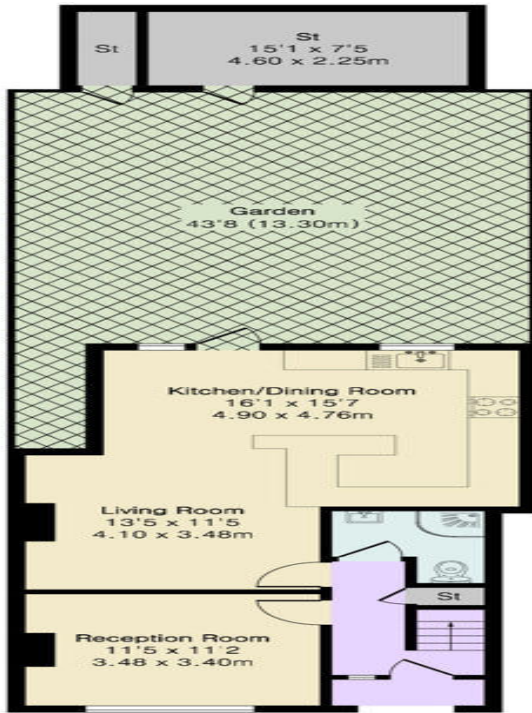
**Approximate Gross Internal Area 1283 sq ft - 119 sq m  
(Excluding Outbuilding)**

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 485 sq ft – 45 sq m

Loft Area 198 sq ft – 18 sq m

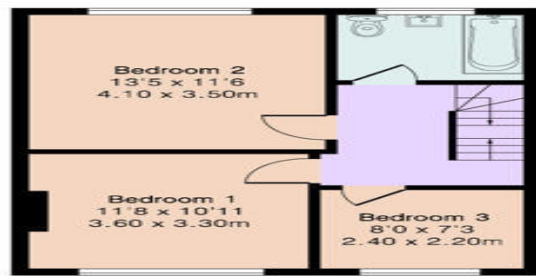
Outbuilding Area 111 sq ft – 10 sq m



Ground Floor



Loft



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

North Circular Road, London, NW2 7TE

Contact your local branch today for more information on this property:

**Peters House 45-49 Victoria Street , St Albans, St Albans, AL1 3WZ , <https://britishhomesellers.co.uk/>**

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