



## 75 Haverstock Hill

Belsize Park, London, NW3 4SL

### **Rarely Available Mixed-Use Investment on Haverstock Hill.**

**2,367 sq ft**  
(219.90 sq m)

- Fully let producing £90,130 per annum.
- Exceptionally refurbished residential dwelling.
- Characterful parade of just 5 buildings.
- Combined Yield of 5.2%.
- Attractive Capital Value at £739/sq ft.
- Subject to the occupying tenancies.

# 75 Haverstock Hill, Belsize Park, London, NW3 4SL

## Summary

<b>Available Size</b>	2,367 sq ft
<b>Price</b>	£1,750,000.00
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	B (48)

## Description

This delightful mixed-use property on Haverstock Hill, NW3 presents exceptionally well and has been meticulously maintained by the current owners. In an outstanding position almost equidistant between Belsize Park and Chalk Farm, the subject property offers a truly unique opportunity to a potential investor.

The above residential (C3) dwelling still retained by the current ownership has undergone a full refurbishment within the past 5 years and presents superbly. This has enabled the subject property to consistently achieve a 'market-leading' rent. The property is offered as a single investment or as part of a company sale to include two additional freeholds, further details available upon request.

## Location

Located just a moment away from both Chalk Farm and Belsize Park underground stations in addition to overground services from Kentish Town West. Both Camden Market and Primrose Hill are nearby giving host to a number of well positioned visitors on a daily basis. In addition to this both The Regent's Park & Hampstead Heath are available for the enjoyment of the occupiers at this delightful location.

## Terms

Title and Tenure: The Freehold Interest is offered for sale subject to the occupying tenancies. Title Number: LN241755.

Gross Internal Area: Approx. 2,367sq ft.

Rateable Value: Interested parties are advised to make their own enquiries with the Local Authority (Camden Council).

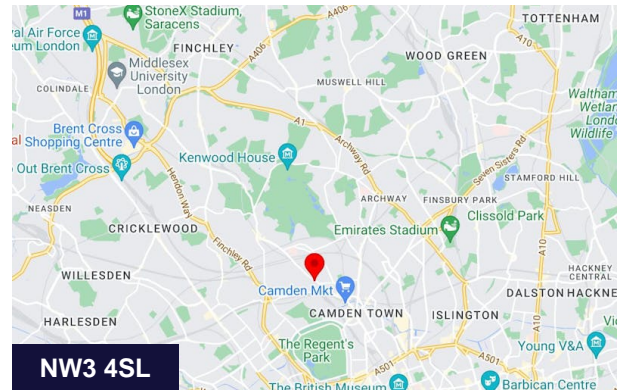
Method of Sale: The site will be sold by way of Private Treaty.

VAT: To be confirmed.

Viewings: Strictly through the joint agents, Winkworth Commercial on 020 7355 0285 and made by prior appointment.

EPC: Available on request.

Guide Price: £1,750,000 subject to contract.



## Viewing & Further Information



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