



## Fleet Road | London | NW3

Asking price £1,100,000 | Leasehold

 6  2  2  D

**ADN**  
RESIDENTIAL



Hampstead NW3 – HMO Investment with Development Potential.

An opportunity to acquire a registered HMO property in the desirable South End Green area of Hampstead. The property occupies a prominent corner position at the junction of Fleet Road and Agincourt Road.

The location offers immediate access to the popular cafés and independent shops of South End Green and is within walking distance of Hampstead Village, Parliament Hill Fields and Hampstead Heath. Excellent transport links are also nearby, making the property attractive for tenants.

Current Investment

Licensed HMO for up to 9 occupants

Currently let to 6 tenants

Annual rental income: £79,820

Potential to increase occupancy and improve rental yield

Development Opportunity

Planning consent was granted by Camden Council in March 2023 (Ref: 2022/3791/P) for the conversion into three self-contained flats, each designed as 2-bedroom, 2-bathroom units. The scheme includes a proposed change of use to C3 residential, subject to freeholder approval.

This provides an opportunity to reposition the asset and realise additional value in one of North London’s most desirable residential areas.

With the combination of strong existing rental income, scope for increased occupancy, and approved development potential, this property presents a compelling investment opportunity in the sought-after NW3 postcode.

- Hampstead NW3 – HMO Investment
- 2 Kitchens/Reception Rooms
- Roof Terrace
- Annual rental income: £79,820
- 6 Double Bedrooms
- 2 Bathrooms
- Licensed HMO for up to 9 occupants
- Development Opportunity

Council Tax Band: E  
EPC: D





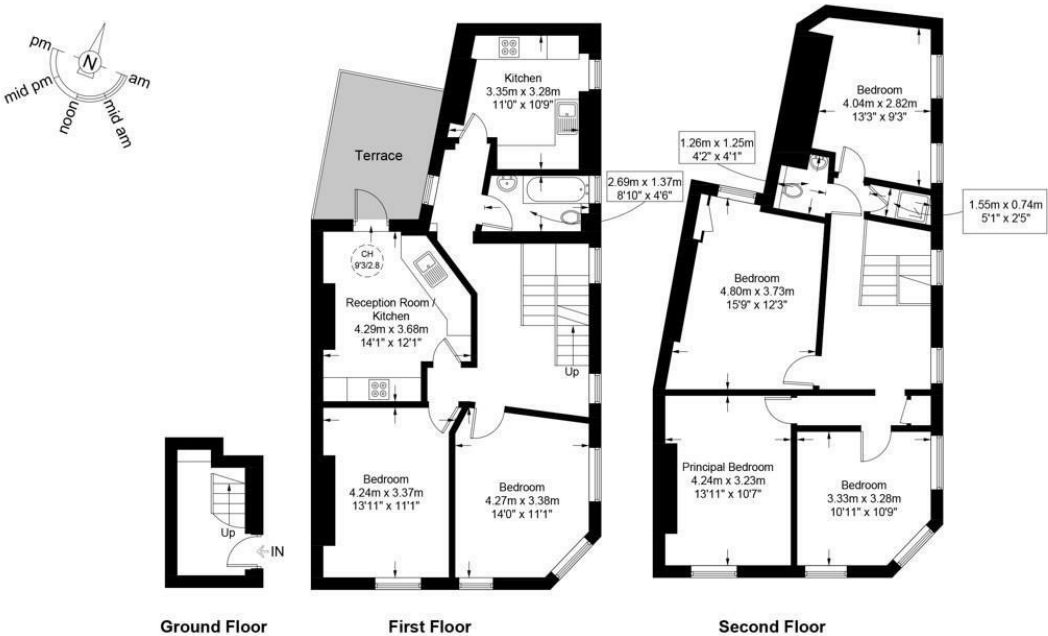




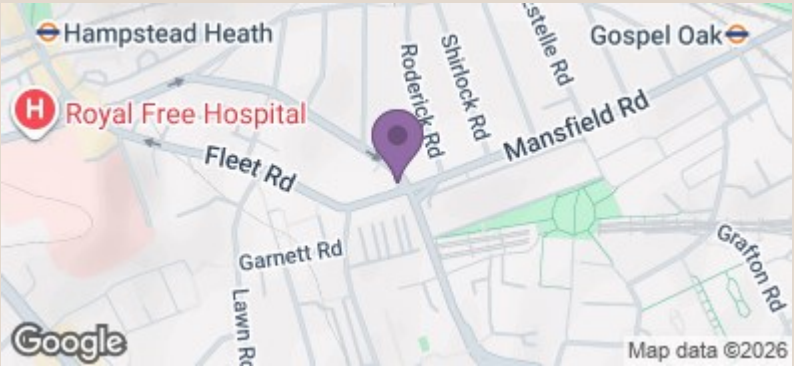








This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |