



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.

Tenure: Leasehold - 176 Years Remaining
Service Charge - £1,300 Per Annum

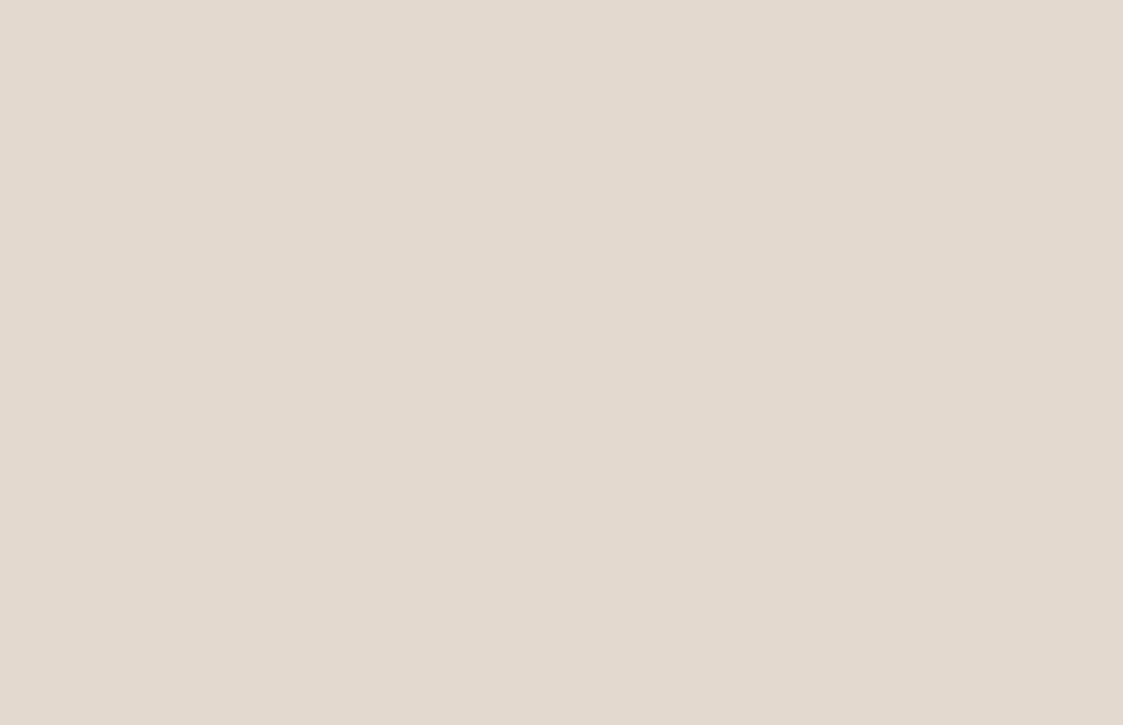
- Hampstead NW3 – HMO Investment
- 2 Kitchens/Reception Rooms
- Roof Terrace
- Annual rental income: £79,820
- 6 Double Bedrooms
- 2 Bathrooms
- Licensed HMO for up to 9 occupants
- Development Opportunity

Council Tax Band: E
EPC: D



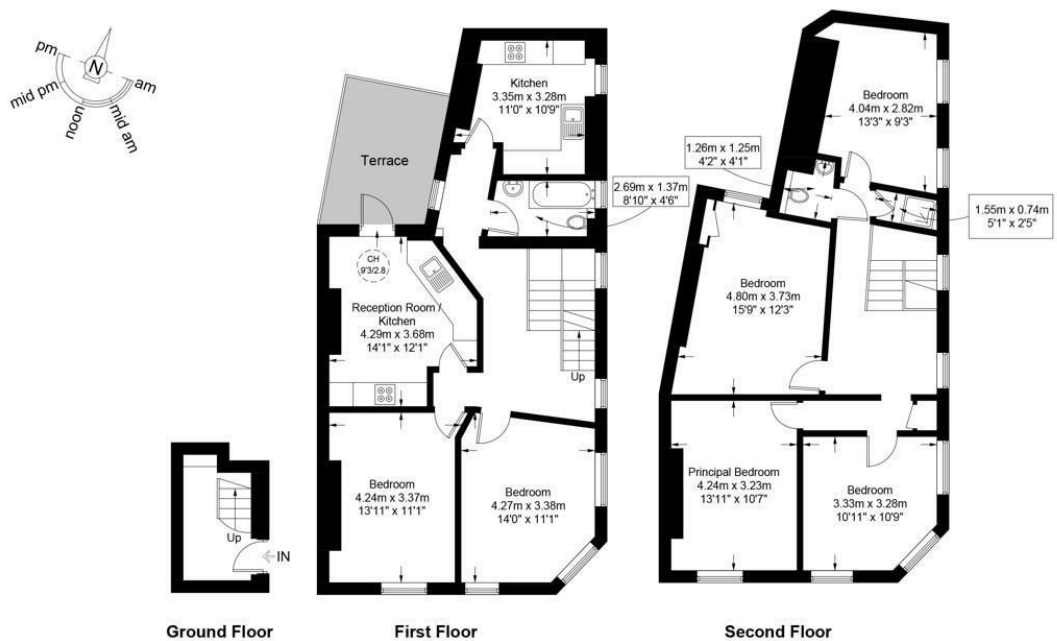




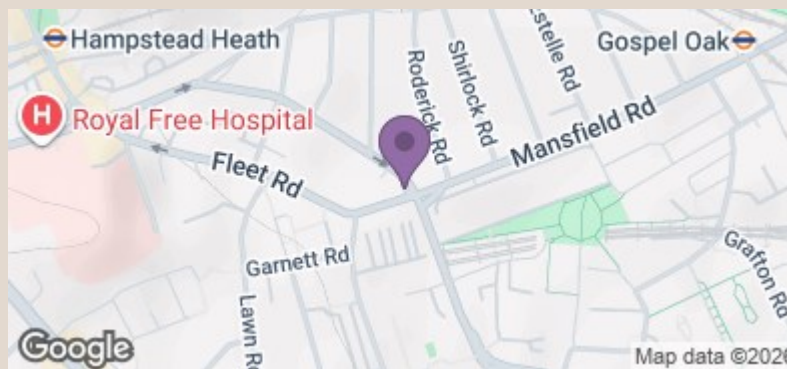


Fleet Road, NW3

Approximate Gross Internal Area = 1647 sq ft / 153.0 sq m



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	58	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	