



13 Wroughton Terrace,
Hendon, NW4 4LE



Freehold Investment Opportunity

- Freehold Investment Opportunity built to a high specification
 - Fully occupied 5-room licenced House of Multiple Occupation (HMO) with C4 planning use
 - Amenities closeby including Co-op Food, Hendon Bagel Bakery and Nuffield Health
 - Middlesex University is a 2- minute walk away
 - Within close proximity to Sunny Hill Park and Hendon Park
 - Existing GIA - 116sqm/1,250sqft
 - Current Gross Income- £59,400 per annum
 - Hendon Central Station is a 12-minute walk away
 - Offers in excess of £800,000 for the freehold interest
-

13 Wroughton Terrace, Hendon, NW4 4LE

Description

The existing property is located in the London Borough of Barnet and was fully refurbished in April 2021, currently holding C4 planning use. The property is currently configured as a 5-room HMO (Licence granted in April 2021) and is fully occupied with a gross income of £59,400 per annum.

Following the introduction of Article 4 by Barnet Council in 2026 the supply of HMO room availability has diminished over the recent years whilst demand remains high as a result of Middlesex University's expansion and a growing number of corporate tenants looking within the area.

Location

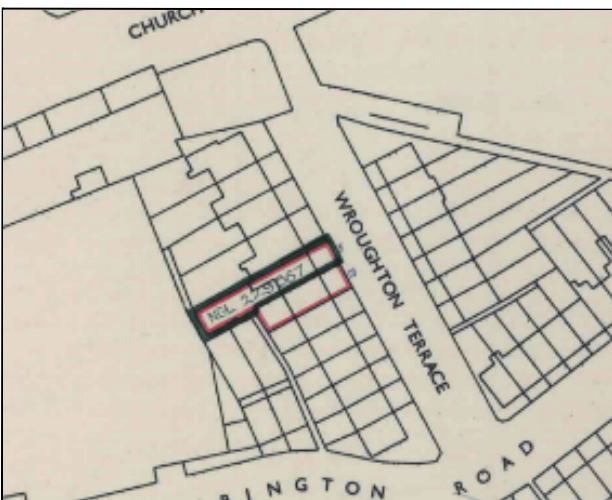
The existing site is located in Hendon and sits in the middle of Wroughton Terrace, leading into Church Road. Set just a stone's throw from Middlesex University, the site lies between a number of green spaces close by including Sunny Hill Park and Hendon Park.

The site is very well served in terms of local amenities which can be found on Church Road and The Burroughs. The local schools include St Joseph's R C Primary School (0.4 miles), Sunnyfields Primary School (0.7 miles) and Hendon Secondary School (0.8 miles).

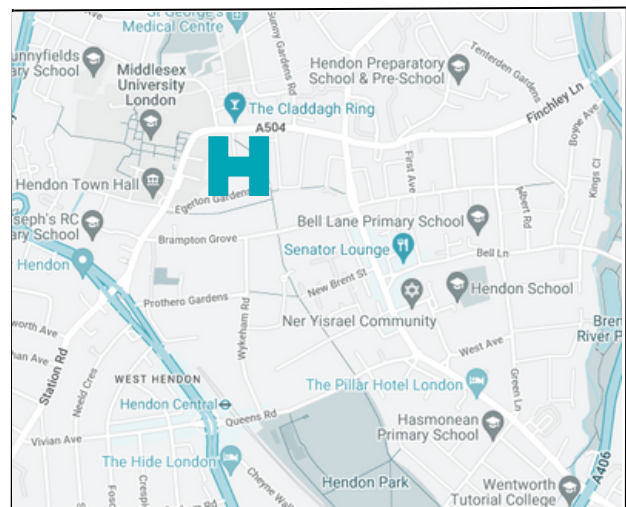
Proposed Schedule

Unit	Type	GIA (m2)	GIA (Sqft)	Monthly Rent
1	Studio Room (Excluding en-suite)	10.23	110	£900
2	Studio room (Excluding en-suite)	12.60	135	£900
3	Studio room (Excluding en-suite)	10.25	110	£900
4	Studio room (Excluding en-suite)	13.90	150	£1050
5	Studio room (Excluding en-suite)	20.00	215	£1200
Total		66.98	720	£4,950

Title Plan



Site Location



Kishan Popat
01992 660204 Email Kishan

Dominic Gray
01992 660204 Email Dominic

+44 (0)1992 660204

highfield-investments.co.uk

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

13 Wroughton Terrace, Hendon, NW4 4LE

Transport

The site is highly accessible and situated a 12-minute walk away from Hendon Central Station (Zone 3/4) which provides access to Tottenham Court Road within 22 minutes and Waterloo Station within 28 minutes.

Access

Available upon request.

VAT

VAT is not applicable.

Tenure

Freehold.

Terms

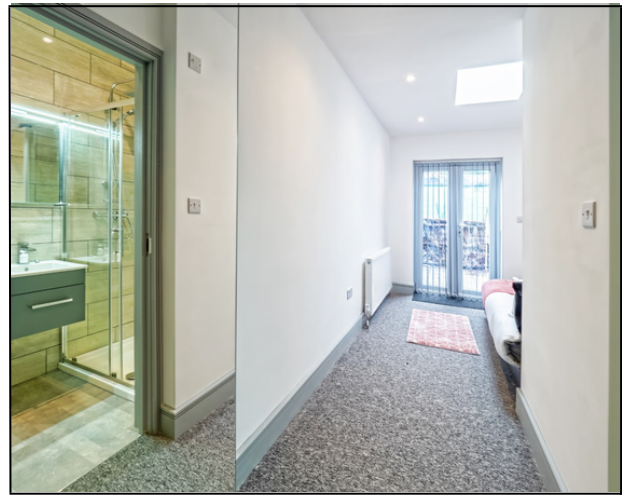
Highfield are inviting offers in excess of £800,000 for the freehold interest

+44 (0)1992 660204

Internal Photo



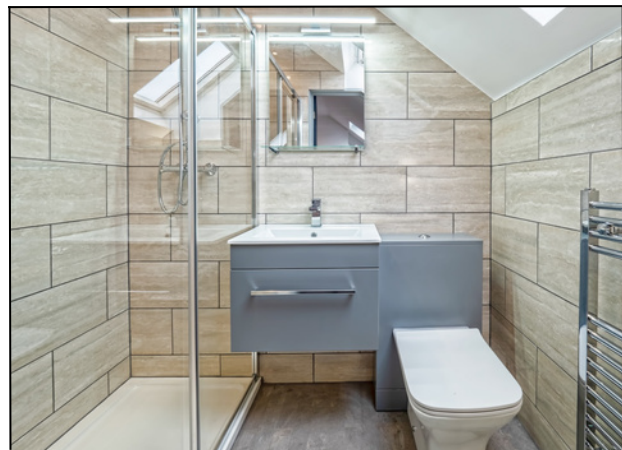
Bedroom Photo



Kitchen Photo



Bathroom Photo



highfield-investments.co.uk

Kishan Popat
01992 660204 [Email Kishan](mailto:kishan@highfield-investments.co.uk)

Dominic Gray
01992 660204 [Email Dominic](mailto:dominic@highfield-investments.co.uk)

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.