

69 Brampton Grove

FOR SALE
FREEHOLD

HENDON,
NW4

NORTH LONDON RESIDENTIAL
INVESTMENT OPPORTUNITY

BRAMPTON
GROVE NW4

VANDERMOLLEN
REAL ESTATE

69 Brampton
Grove is a freehold
residential
investment
opportunity
comprising of
7 luxury self-
contained
apartments in
Hendon, NW4.

Executive Summary

- The building was built in 2022 and benefits from residential (C3) use at ground to second floor, arranged as 3 x 2 beds and 4 x 3 beds.
- There is basement car parking for 11 cars and an on-site gym for residents.
- The apartments offer a total net saleable area of **689 sq.m (7,407 sq ft)**.
- All units are currently let on short-term lets with a total rental income of **£266,400 per annum**.
- 6 of the 7 apartments benefit from private outside amenity space.
- Offers are invited in excess of £4,500,000 reflecting a GIY of **5.92%**.

FRONT ENTRANCE

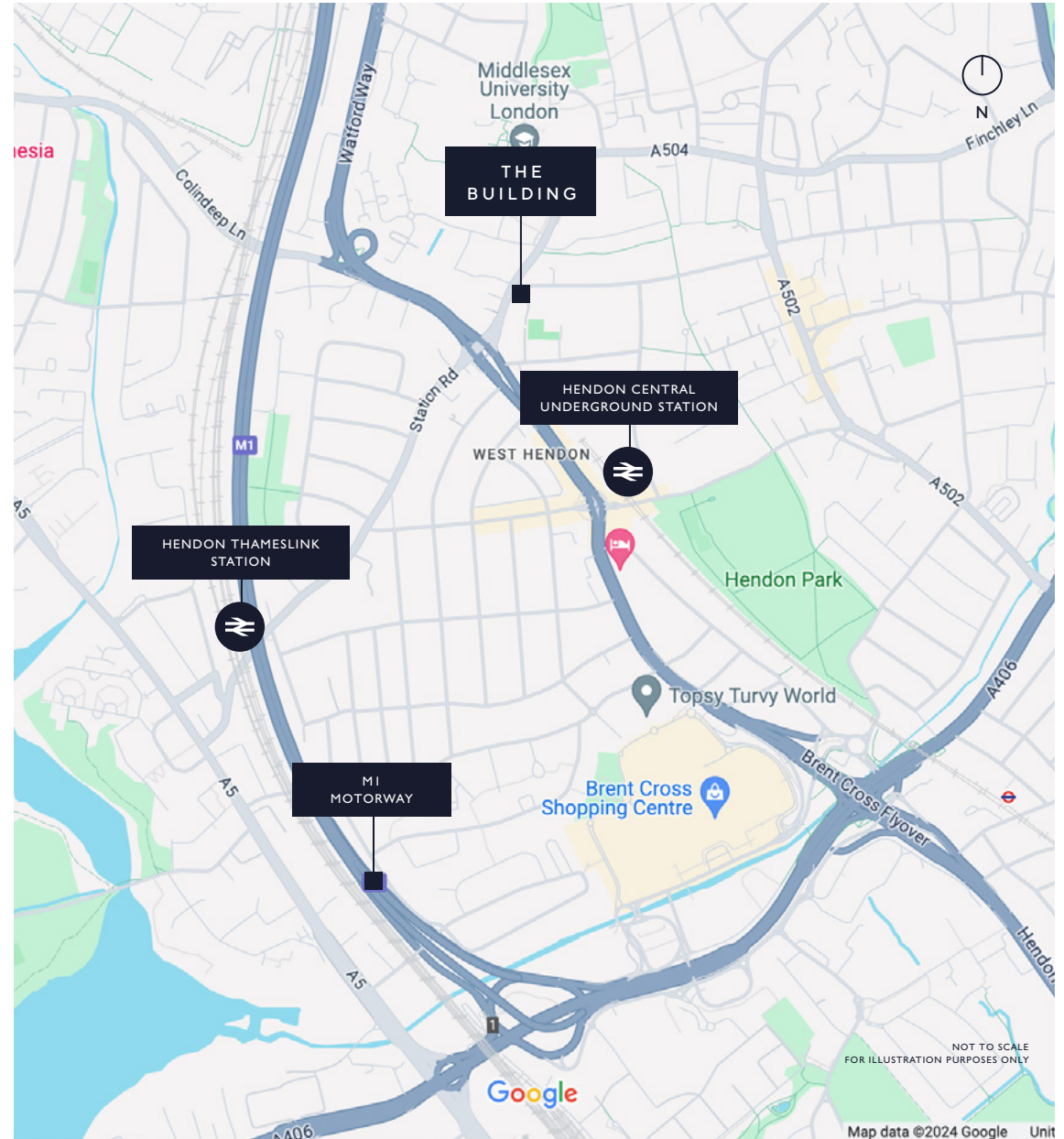


Location

69 Brampton Grove is located in **Hendon, North West London** which falls within the London Borough of **Barnet**.

The property is excellently located in terms of access to public transport with **Hendon Central Underground Station** located only 950 metres (0.6 miles) away, providing direct access to a variety of **Central London** locations, including Euston (17 minutes), Tottenham Court Road (21 minutes), Waterloo (27 minutes) and London Bridge (30 minutes) via the Northern Line. **Hendon Thameslink Station** is also positioned only 1,100 metres (0.7 miles) away which provides access to **Luton** and **Gatwick Airports** in 32 and 62 minutes respectively as well as locations such as King's Cross St Pancras (18 minutes), City Thameslink (24 minutes) and Blackfriars (27 minutes) (Source: CityMapper). The property also benefits from its close proximity to the **M1**, allowing easy access to the North.

The building benefits from a wealth of amenities within its surrounding, predominantly residential area. Hendon offers a vast array of shopping and eateries, with the town centre only a short walk away. Most notably, **Brent Cross shopping centre** is only 1 mile away and contains various occupiers including, John Lewis, Waitrose, Marks & Spencer and Fenwicks, as well as many others. The property also benefits from a vast array of natural greenspace in the area, with Hendon Park, Sunnyhill Park and Cophall Playing Fields all located within a mile of the building.



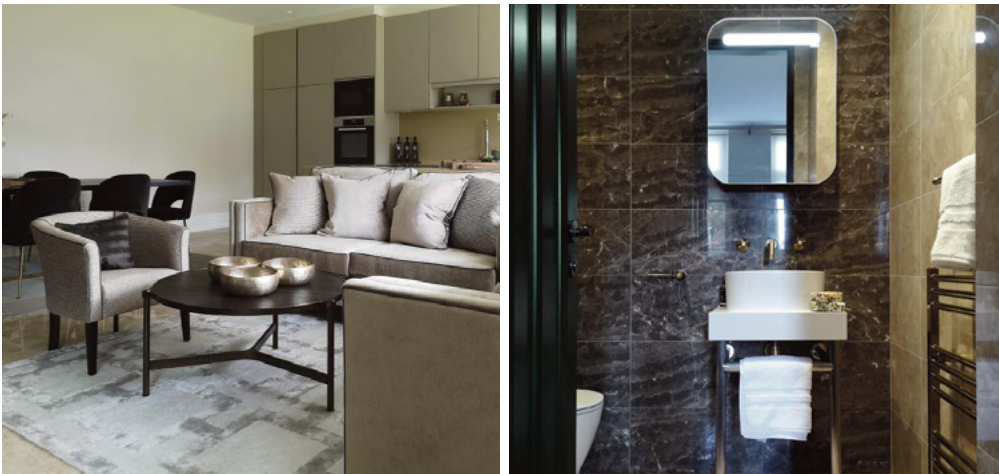
The Property

Planning

Planning permission was granted in February 2018 (PP: 17/7208/FUL) for the “Demolition of the former White Bear Public House and erection of a three-storey building comprising 7 no. self-contained flats with associated amenity space and landscaping, refuse storage and basement car and cycle parking”.

All 7 of the apartments are let on short-term let agreements with a current income of **£266,400 per annum**. The apartments are arranged as 3 x 2 bedrooms and 4 x 3 bedrooms over ground to second floors and offer a total net saleable area of **689 sq. m (7,407 sq ft)**.

6 of the 7 apartments also benefit from private amenity space.



Schedule of Accommodation

Flat	Floor	Beds	Parking	Sq ft	Sq m
1	Ground	3	✓	948	88
2	Ground	3	✓	1148	107
3	Ground	3	✓	1094	102
4	1st	2	✓	697	65
5	1st	2	✓	813	76
6	1st	2	✓	715	66
Penthouse	2nd	3	✓	1992	185
Total				7407	689



TYPICAL KITCHEN



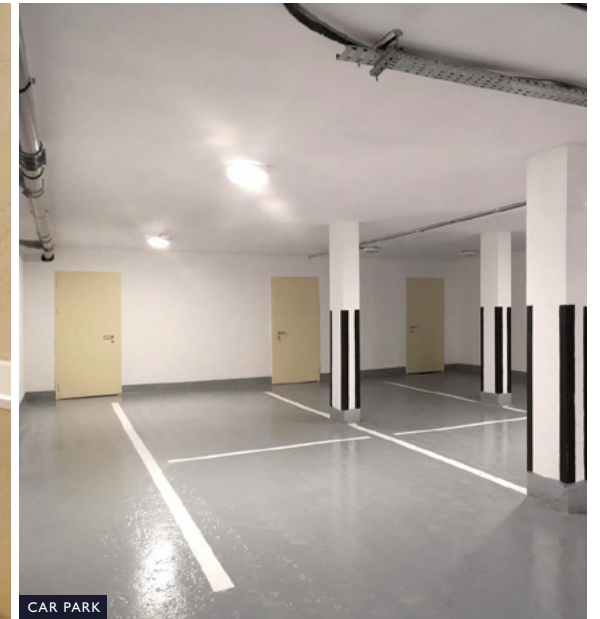
TYPICAL LOUNGE



TYPICAL BEDROOM



TYPICAL SHOWER ROOM



CAR PARK

Floorplans

Apartment

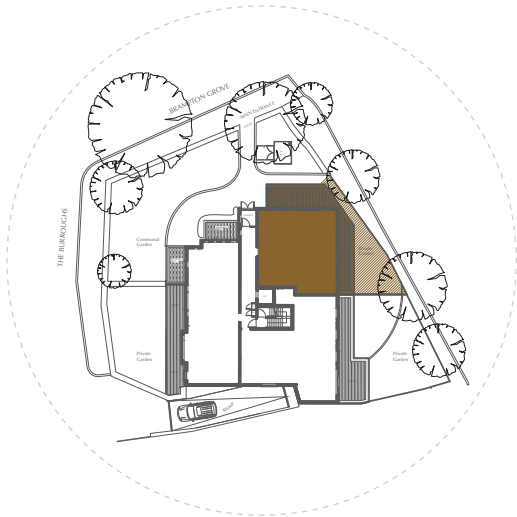
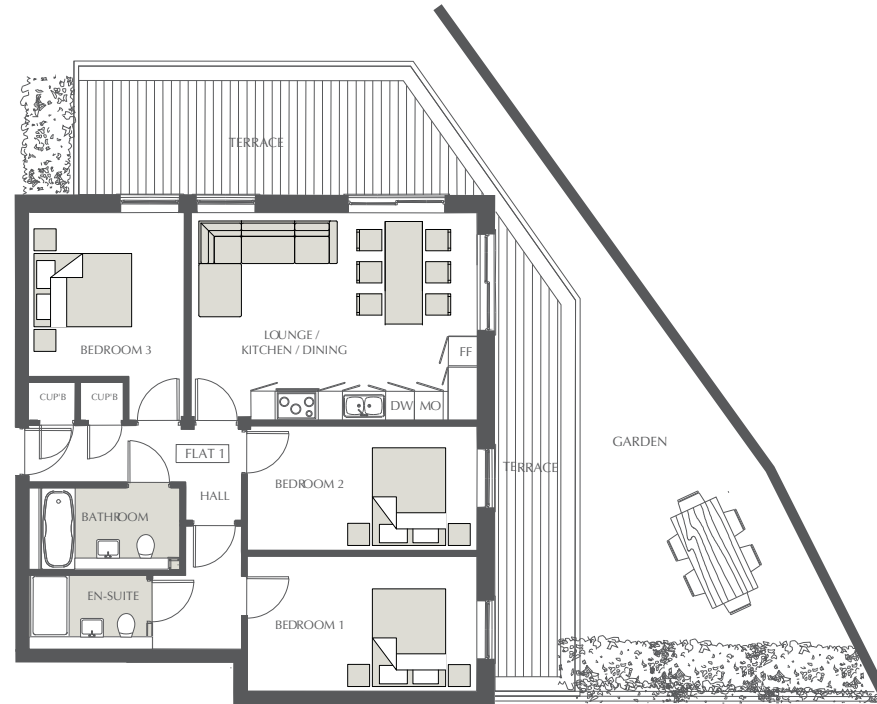
No. 1



GROUND FLOOR

948 SQ FT

88 SQM



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplans

Apartment

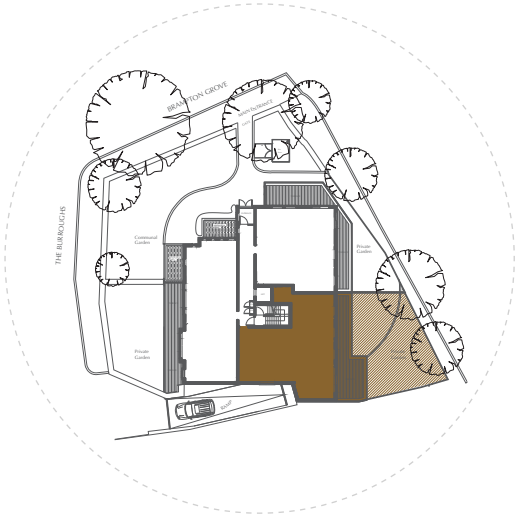
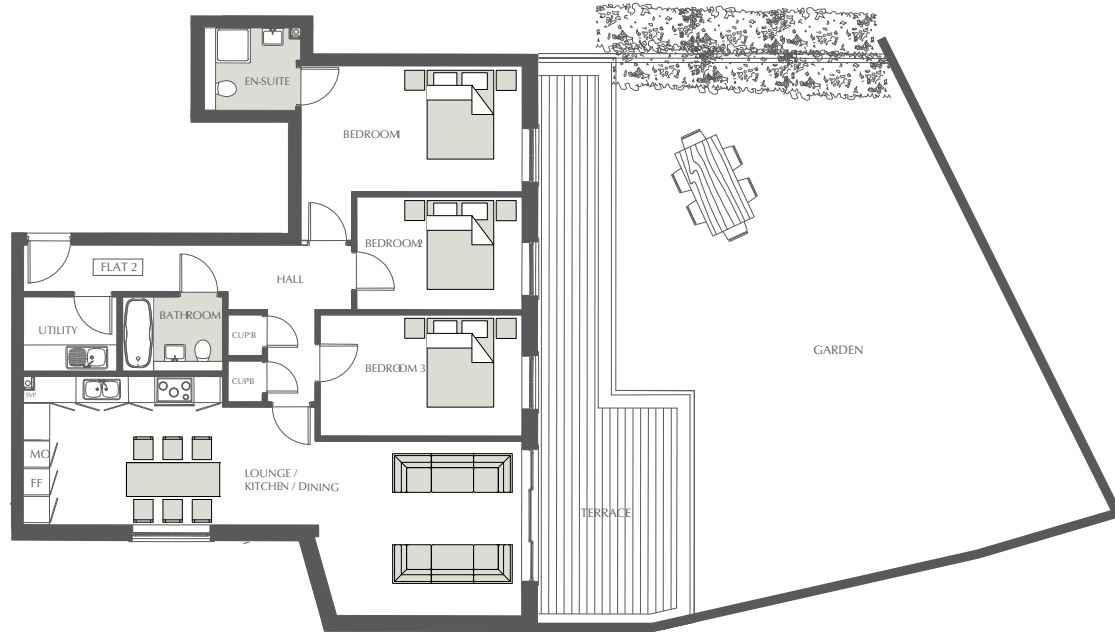
No. 2



GROUND FLOOR

1148 SQ FT

107 SQM



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplans

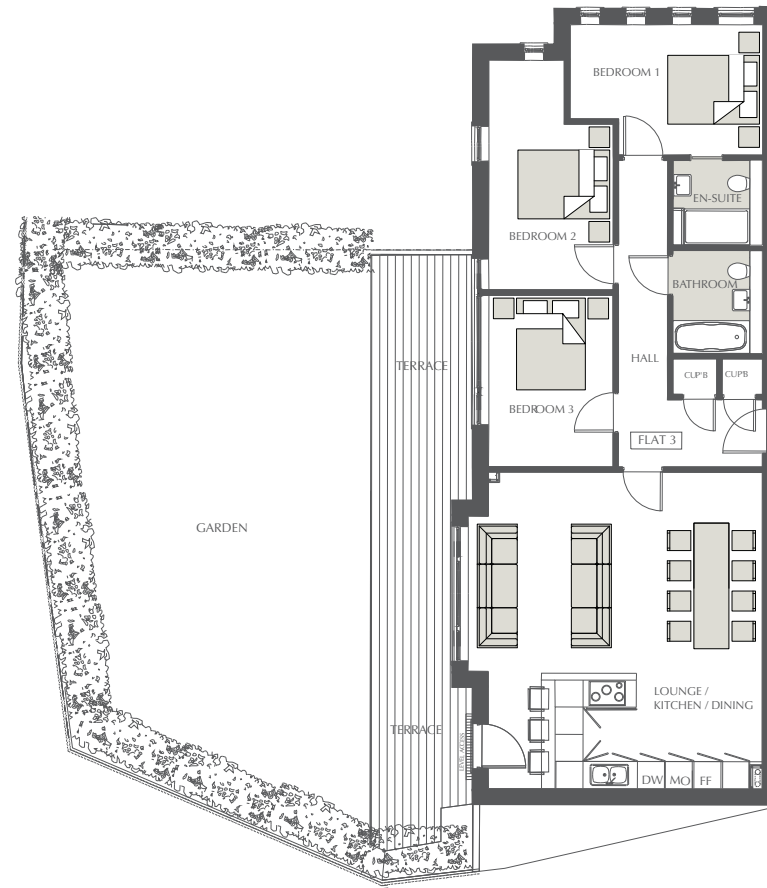
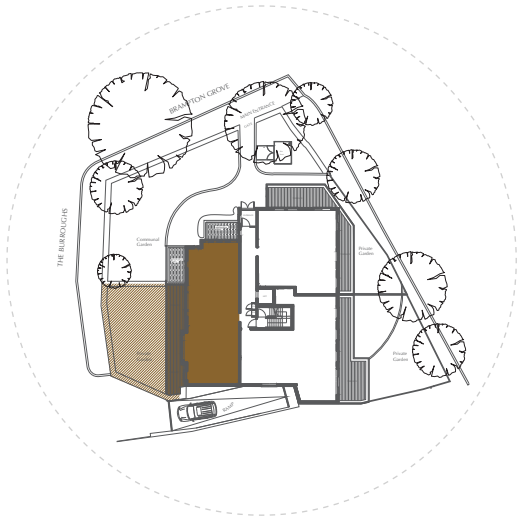
Apartment

No. 3

GROUND FLOOR

1094 SQ FT

102 SQM



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplans

Apartment

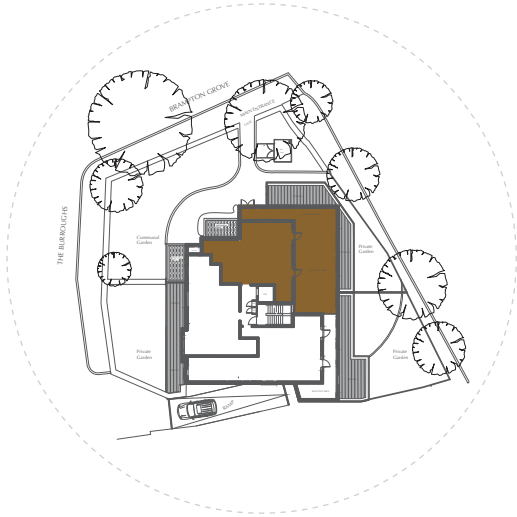
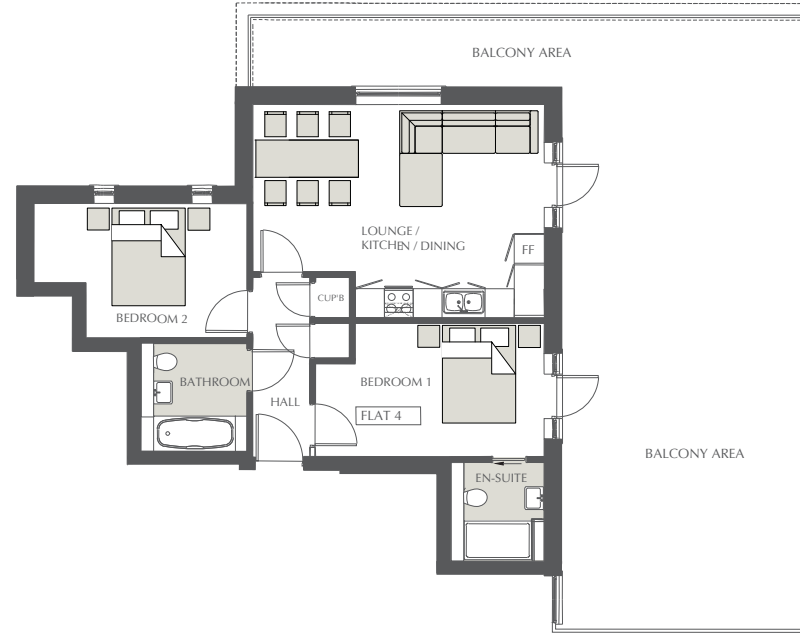
No. 4



FIRST FLOOR

697 SQ FT

65 SQM



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplans

Apartment

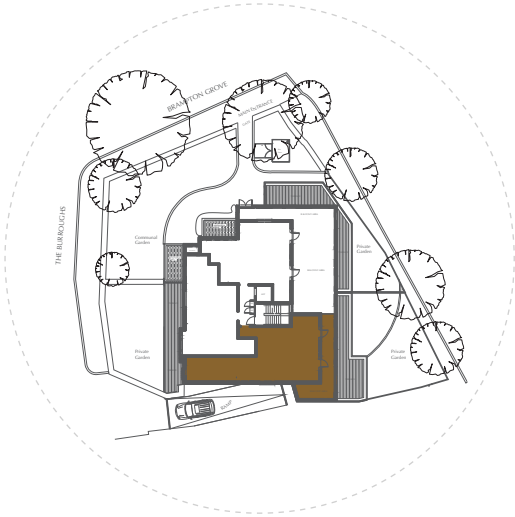
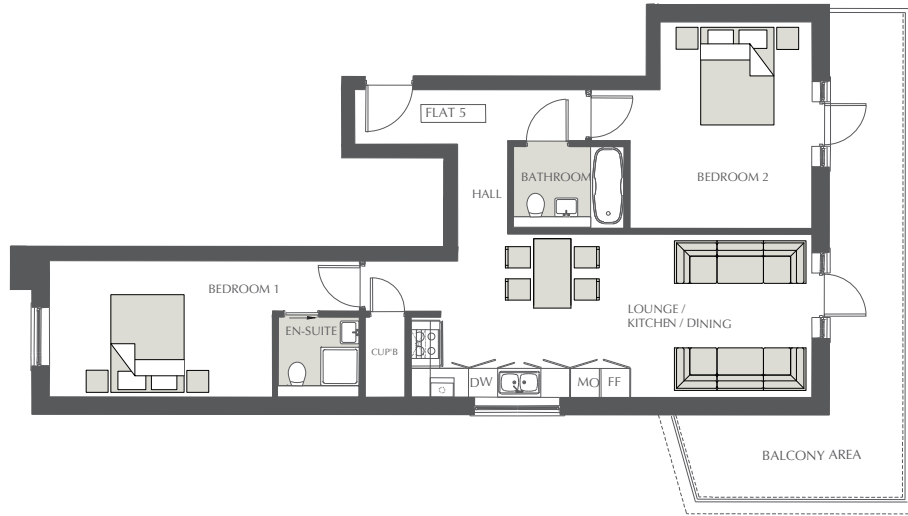
No. 5



FIRST FLOOR

813 SQ FT

76 SQM



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplans

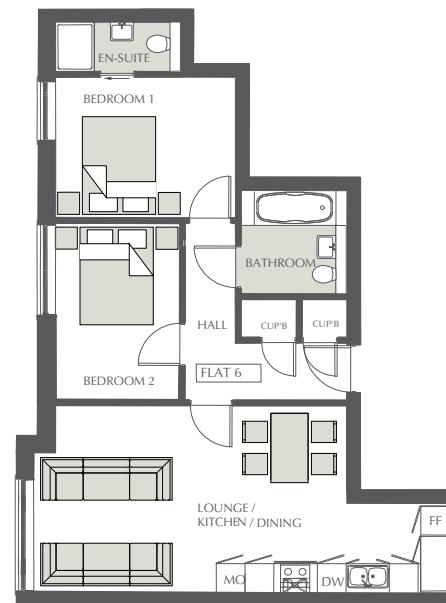
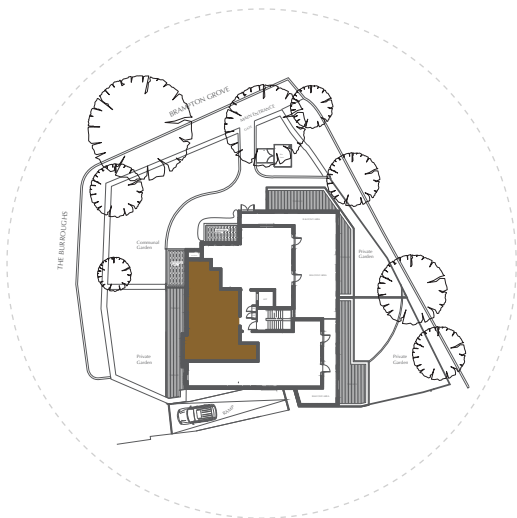
Apartment

No. 6



FIRST FLOOR

715 SQ FT
66 SQM



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplans

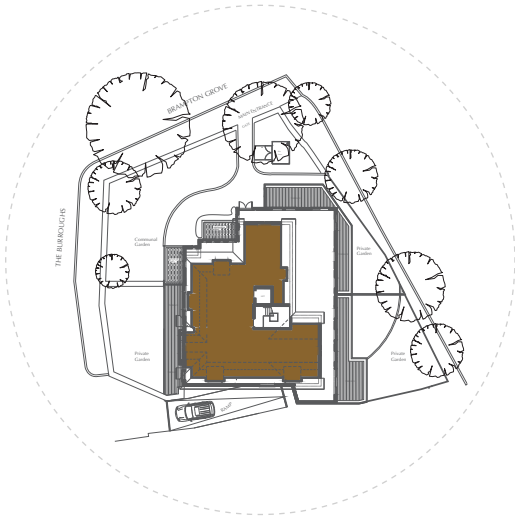
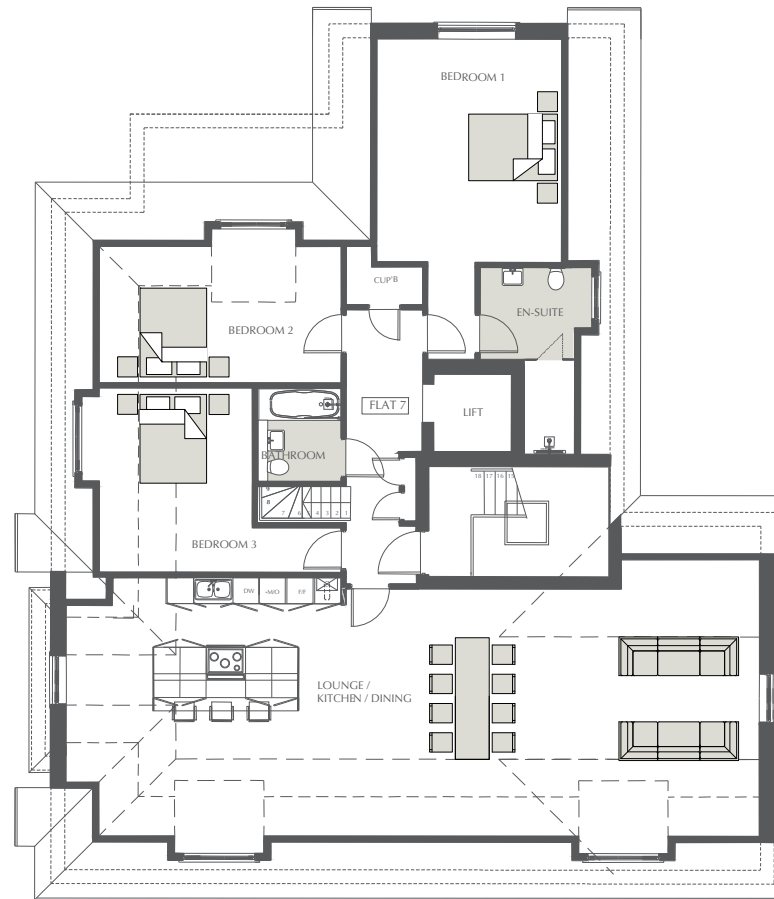
Penthouse



SECOND FLOOR

1992 SQ FT

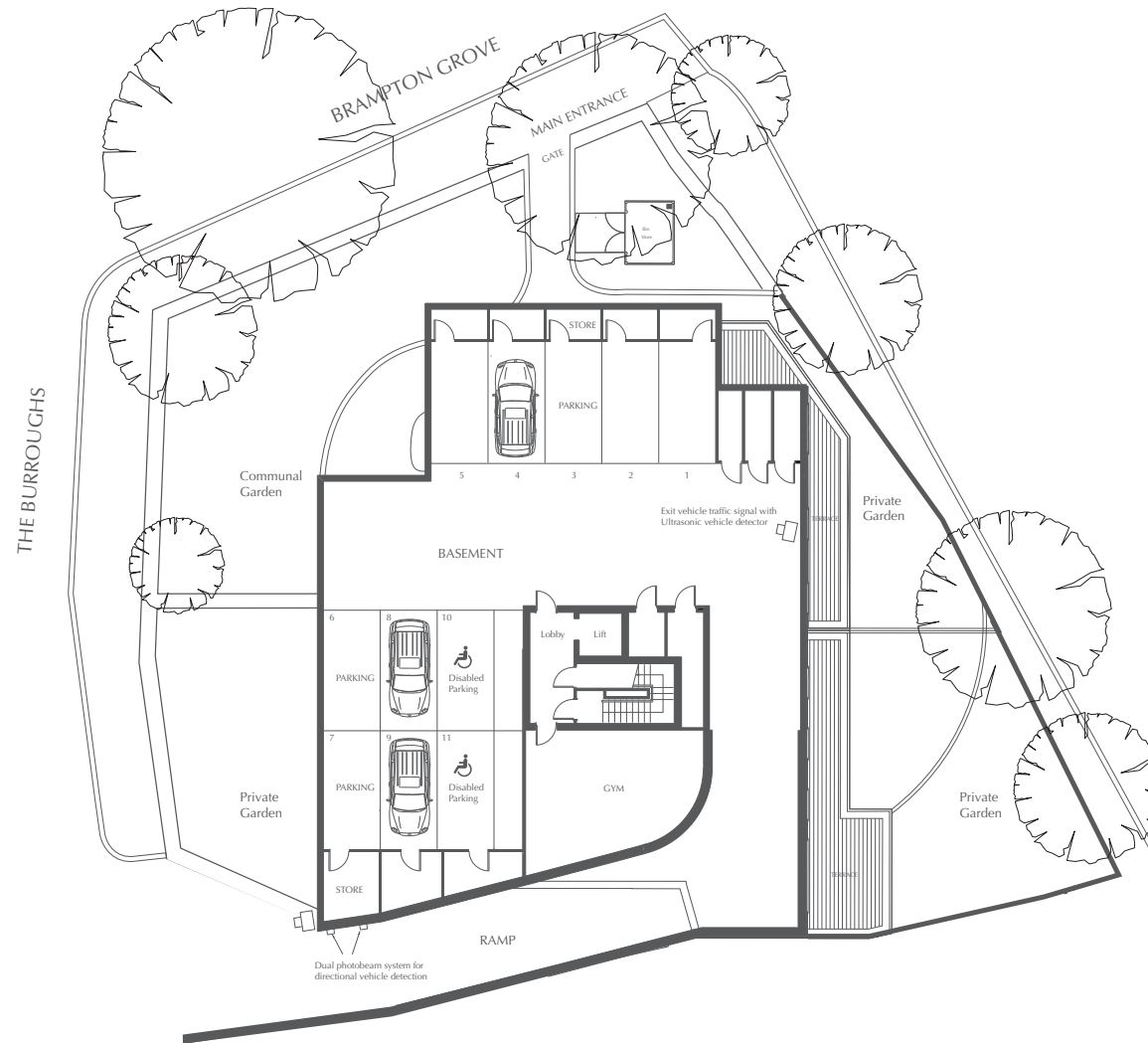
185 SQM



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplans

Basement



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Please contact the sole selling agents Vandermolen Real Estate on the details below:

Vandermolen Real Estate

Jamie Weiner

jw@vandermolenre.co.uk

+44 (0) 750 053 0298

Zach Harris

zh@vandermolenre.co.uk

+44 (0) 754 061 2327

Sam Phillips

sp@vandermolenre.co.uk

+44 (0) 795 634 1581

Chris Rook

cr@vandermolenre.co.uk

+44 (0) 797 322 2367

The Misrepresentation Act 1967.

Vandermolen RE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. February 2024

Tenure

The building is being sold freehold with the benefit of the existing short-term let agreements in situ.

Method of Sale

This property will be sold by way of private treaty with an informal tender date for best bids to be confirmed unless sold prior.

Guide Price

Offers in excess of £4,500,000 subject to contract only.

Viewings

Viewings are strictly by appointment only. Please contact the sole selling agents to arrange an inspection if required.

Further Information

Further plans and information are available by clicking the button below.