

FOR SALE

£1,300,000 Freehold



**736 North Circular Road,
London NW2 7TB**



PROPERTY DESCRIPTION

Premium HMO Investment - North Circular Road, NW2

A fully refurbished 6-unit HMO property located near Wembley Stadium, generating £95,000 annual income.

Key Features:

- Modern refurbishment including new windows, solar panels and heat pump system
- Freehold tenure
- Potential to build additional studio unit
- Prime location with excellent transport connections

Price: £1.3 million (subject to contract)

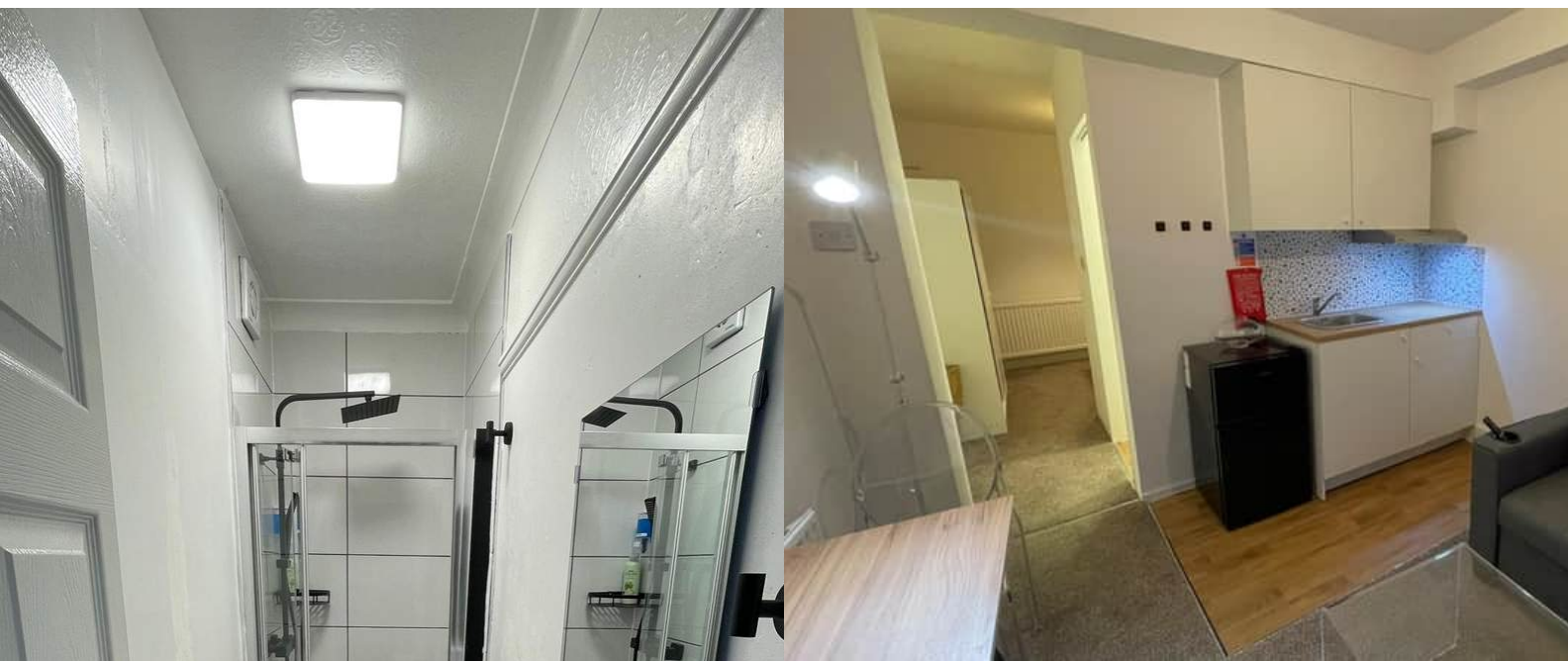
Contact Rayan Investments:

Tel: 020 7402 4030 or +44 7766 689777

Email: admin@rayaninvest.co.uk

Website: rayaninvest.co.uk

Viewings available by appointment.



ROOM DESCRIPTIONS

Upon Entrance :

Level 0 :

Communal Bathroom

Room 1

Bedroom

Bathroom

Kitchen Room

Room 2

Bedroom

Bathroom

Kitchen Room

Room 3

Bedroom

Bathroom

Kitchen Room

**Garden Area / Office /
Storage**

Level 1 :

Room 4

Bedroom

Bathroom

Kitchen Room

Room 5

Bedroom

Bathroom

Kitchen Room

Level 2 :

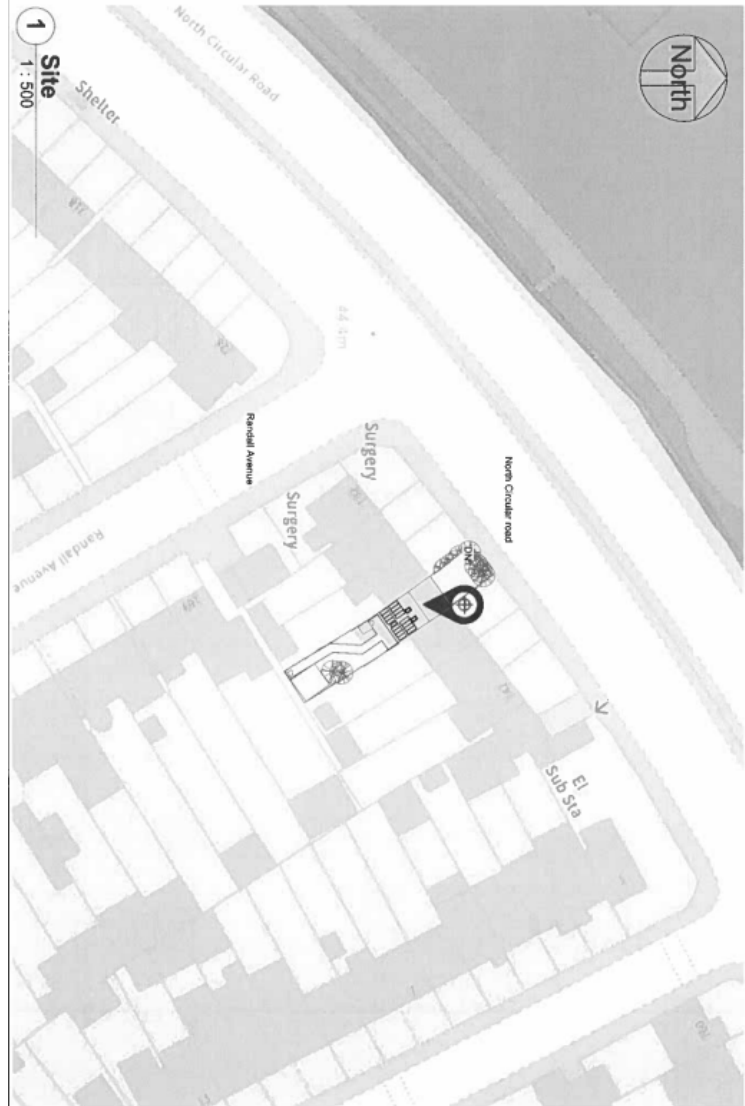
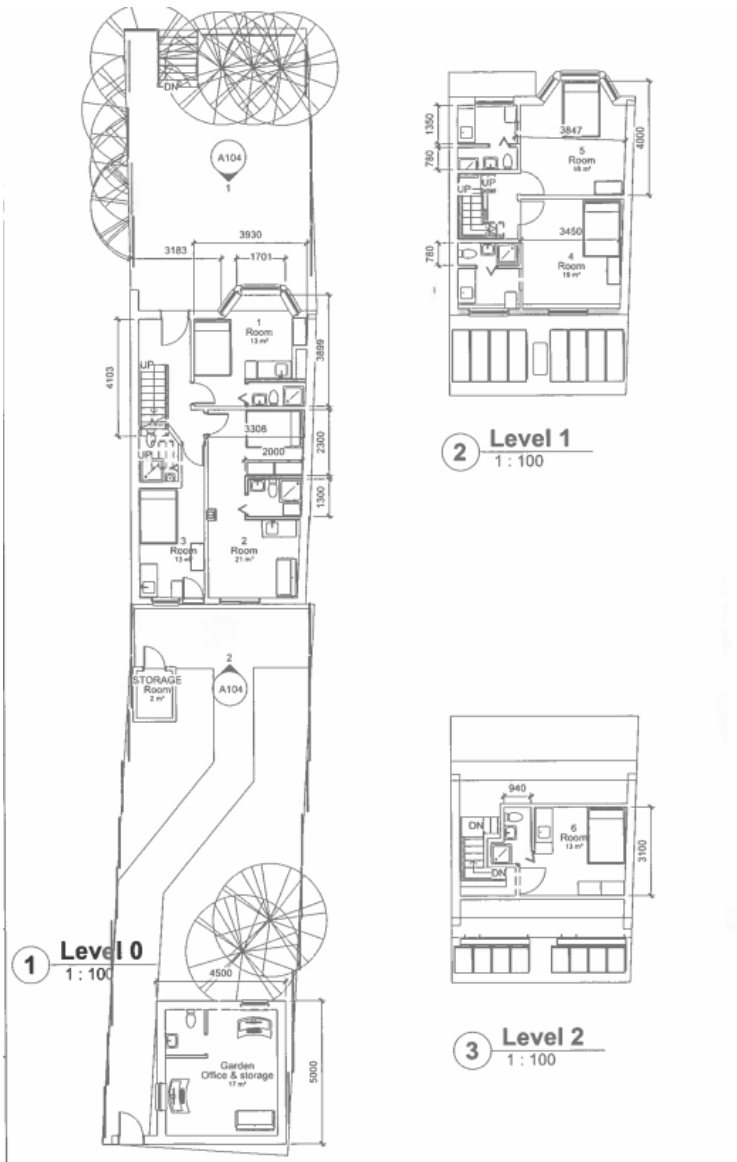
Room 6

Bedroom

Bathroom

Kitchen Room





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

London
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