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londonist
INVESTMENTS

FINSBURY HOUSE

Finsbury House is a three-storey Victorian building arranged over ground, two upper floors and a loft space. The property has been comprehensively redeveloped during 2017 and there is a landscaped garden to the rear of the building. Their residence offers a selection of intelligently and stylishly designed studios and ensuite rooms. All rooms are fully furnished and finished to a very high specification and are fit for both single and dual occupancy. Our premium studios offer private living with en-suite bathroom, kitchen, study area, storage space, free superfast broadband and come with single/ double beds in mezzanine sleeping areas. They are between 22 and 26. 5 sqm in size and fully refurbished. The classic studios offer private living with en-suite bathroom, kitchen, study area, storage space, free superfast Wi-Fi and come with single/ double beds in mezzanine sleeping areas. They differ between 11.7 and 15.2 sqm in size and fully refurbished.

The property is held in an SP whose sole purpose of formation was to acquire, refurbish and lease this property. The company is and always has been in good standing, so there would be the option of acquiring 100% of the company shares rather than the property itself and thereby saving a considerable amount on SDLT (3% saved on Stamp Duty Land Tax)*.

The property is a freehold unbroken block of flats of circa 4000 sq ft located at 323 Green Lanes, London N4 2ES. The mix of units is: 5 x studios; 5 x 2bd / 2ba; 1 x 3bd / 3ba. The entire building is leased to Londonist Student Accommodation Agency through to March 1st 2025 currently producing £218,545 with 3% annual rent increases.
Londonist DMC LTD. has been operating Finsbury House as a student accommodation since 2017. It attracts students from a white range of countries including the UK, China, Russia and Turkey. Finsbury House currently has an occupancy level of 100% and it has an average of 95%-100% occupancy level a year.

More details on the transactions and payments proofs are available upon request.

Property Valuation	**£4,500,000**
Yearly Rental Amount	**£218,545 with 3% (annual rent increases)**

*The 3% discount on SDLT is an estimation and the final amount will be confirmed by your solicitor.
**HMO status needs to be applied for by the property owner.