

Saxon Investments Ltd

Dec 2023

Saxon Investments Ltd

Directors	Marc Trup. Rochelle Trup
Date of incorporation	04/98
Current registered address	5 Technology Park Collindeep Lane Colindale NW96 BX
Company reg	03562509
Purpose	Property investment & development
No of freeholds	5
No of residential units	31 (All AST`s and all within the 5 freeholds)
No of commercial units	2 (Sold off on long leases)
Current rental Income	£530,181 (subject to change)
Lender	Handlesbank until June 2024
Debt	£3.96M
Value	£10.3M
LTV	38%

Saxon Investments Ltd

Linkedin

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Portfolio summary

Property Summary

Rent
£84,000



Purchased as bed
sits redeveloped
into three flats in
NW8. Freehold and
all flats let on AST`s.
Commercial sold off.

Rent
£77,352



Purchased as 3 units
redeveloped to 4
units in NW11.
Freehold and all
flats let on AST`s.

Rent
£158,961



Purchased **2**
buildings 9 & 11 as
8 units redeveloped
to 13 units in NW4.
Freehold and all
flats let on AST`s.

Rent
£209,868



Purchased as 6 units
and redeveloped to
11 units in NW4.
Freehold and all
flats let on AST`s.
Commercial sold off

The Burroughs

9 & 11

Summary

Location

The property is situated on the corner of the Burroughs in Hendon and Watford way

Description

Grade 11 listed building and consists of **No 9 and No 11** the Burroughs.

No of residential units

13

Tenure

Freehold

Tenancies

AST`S

Rent

£158,961 (subject to change)

Sale Price (9&11)

£1.8M

Total residential space

11 the Burroughs 163sqm

9 The Burroughs 142sqm

Total 3263 Sq ft

Price per sqft

£551.63

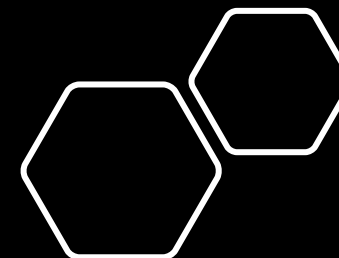
Flat	Bedrooms	Bathrooms	Outdoor space	Size/sqm	Value	Rent/pcm
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11 The Burroughs

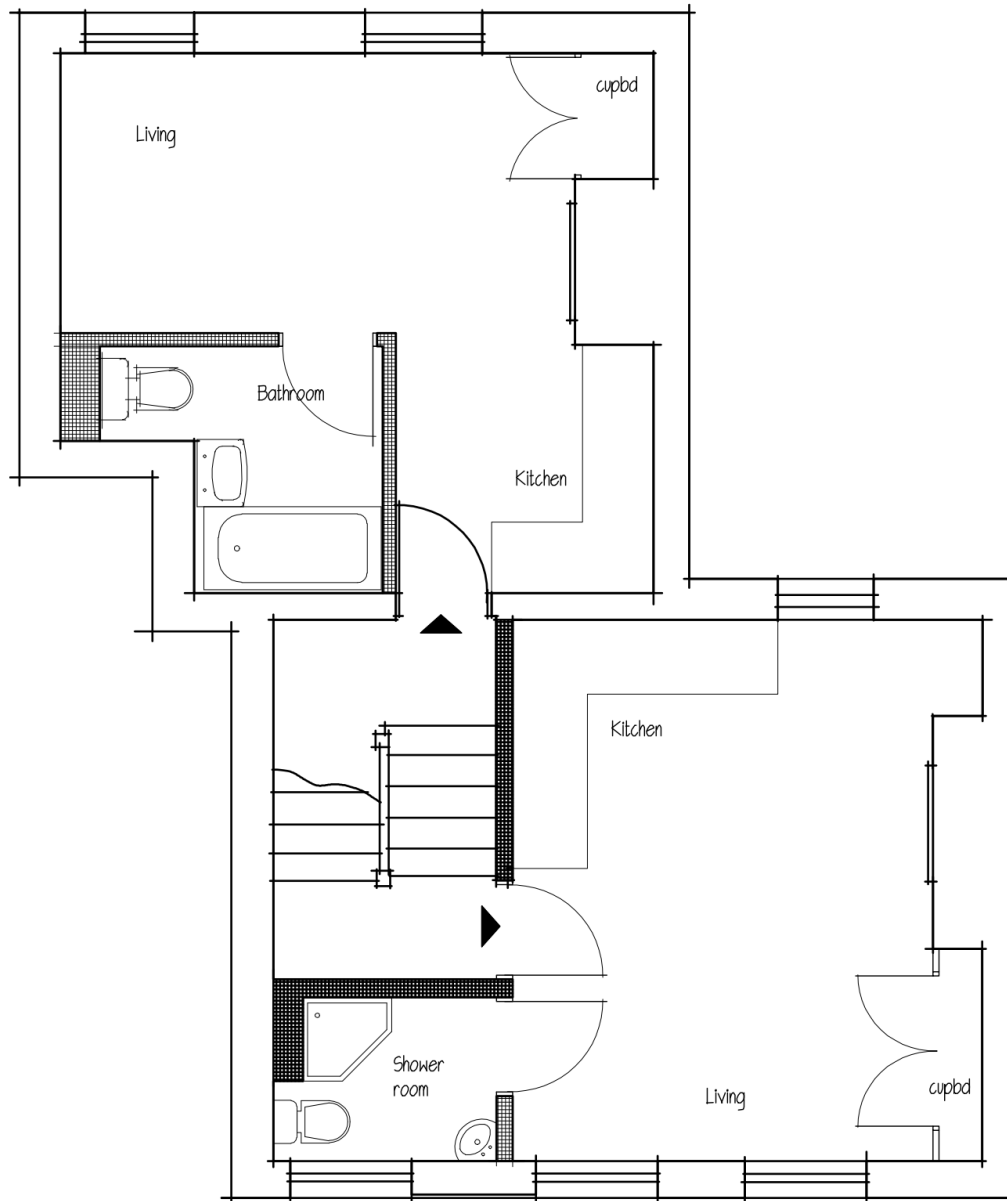
1	Studio	1	Yes	22	155,000	1050
2	1 Bedroom	1	No	31	180,000	1100
3	Studio	1	No	22	150,000	1000
4	Studio	1	No	22	150,000	850
5	Studio	1	No	22	150,000	1000
6	Studio	1	No	22	150,000	825
7	Studio	1	No	22	150,000	960

9 The Burroughs

1	1 Bedroom	1	Yes	32	185,000	1125
2	Studio	1	No	22	150,000	825
3	Studio	1	No	22	150,000	825
4	Studio	1	No	22	150,000	880
5	Studio	1	No	22	150,000	850
6	Studio	1	No	22	150,000	825



General layout



- All flats have similar layouts. Only two flats have a separate double bedroom.
- All flats finished to the same spec as per image on next page.
- All flats separate utilities and registered separately for council tax.





February 24

12

Stanley House

Summary

Location

The subject property is situated on the Finchley Road

Description

The property, known as Stanley House, comprises a 4 storey building at the front and at the rear three story building. Commercial unit at ground floor level which has been sold off on a long lease

No of residential units

11

Tenure

Freehold

Tenancies

AST`S and Long lease

Rent

£209,868 (subject to change)

Sale Price

£4.3M

Total residential space

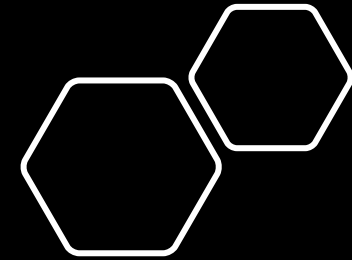
560sqm

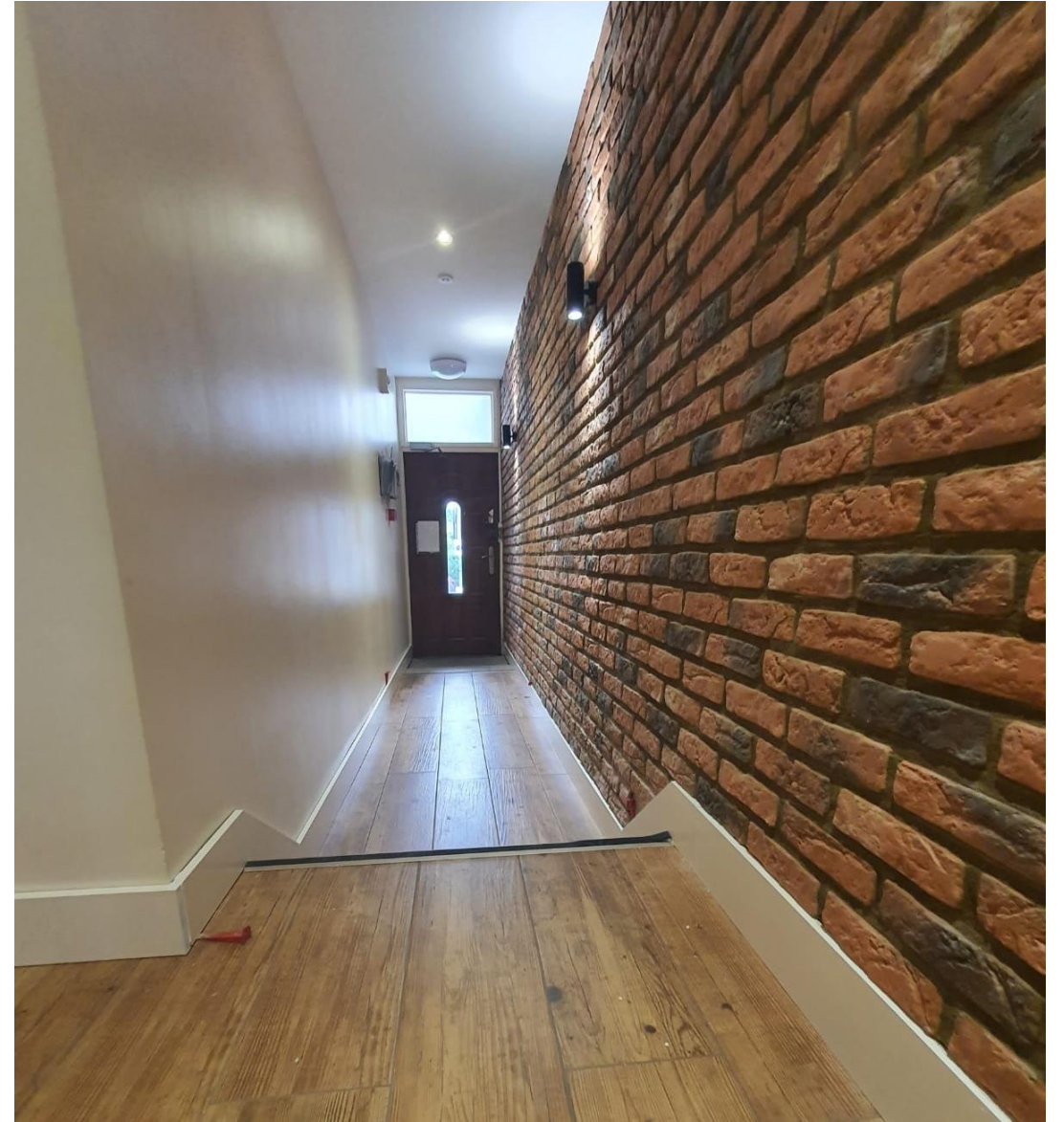
6000sqft

Price per Sq ft

£716.00

Flat	Bedrooms	Bathrooms	Outdoor space	Size/sqm	Value	Rent/pcm
1	2	1	Yes	63	450,000	1705.00
2	2	1	No	63	450,000	1705.00
3	2	1	No	52	450,000	1842.50
4	2	1	Yes	63	450,000	1695.00
5	2	1	No	52	450,000	1842.50
6	2	1	Yes	63	450,000	1695.00
7	Studio	1	Yes	31	250,000	1265.00
8	2	1	Yes	56	450,000	1751.50
9	1	1	Shared	40	300,000	1250.00
10	1	1	Shared	40	300,000	1475.50
11	Studio	1	Shared	37	250,000	1210.00







Lubavitch Senior
Boys School

Stanley House

Golders Green Road

Summary

Location

The subject property is situated on Golders Green Road

Description

3 storey house

No of residential units

4

Tenure

Freehold

Tenancies

AST`S

Rent

£ 77,352 (subject to change)

Sale Price

£1.9M

Total residential space

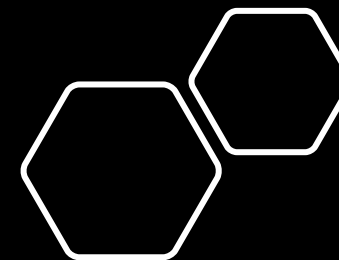
211sqm

2260sqft

Price per Sq ft

£840

Flat	Bedrooms	Bathrooms	Outdoor space	Size/sqm	Value	Rent/pcm
1	2	2.5	Yes	60	575,000	1650
2	Studio	1	No	25	250,000	100
3	2	2.5	No	70	550,000	1625
4	2	2	Yes	56	525,000	1625





178 Golders Green Rd

Nugent Terrace

Summary

Location

The subject property is situated in St Johns Wood

Description

4 storey terraced house. Commercial unit at ground floor level which has been sold off on a long lease

No of residential units

3

Tenure

Freehold

Tenancies

AST`S + long lease

Rent

£84,000 (subject to change)

Sale Price

£2.2M

Total residential space

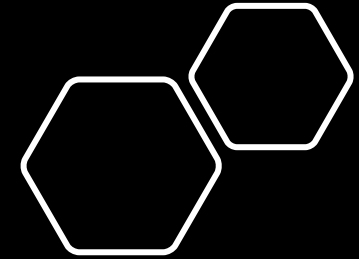
197sqm

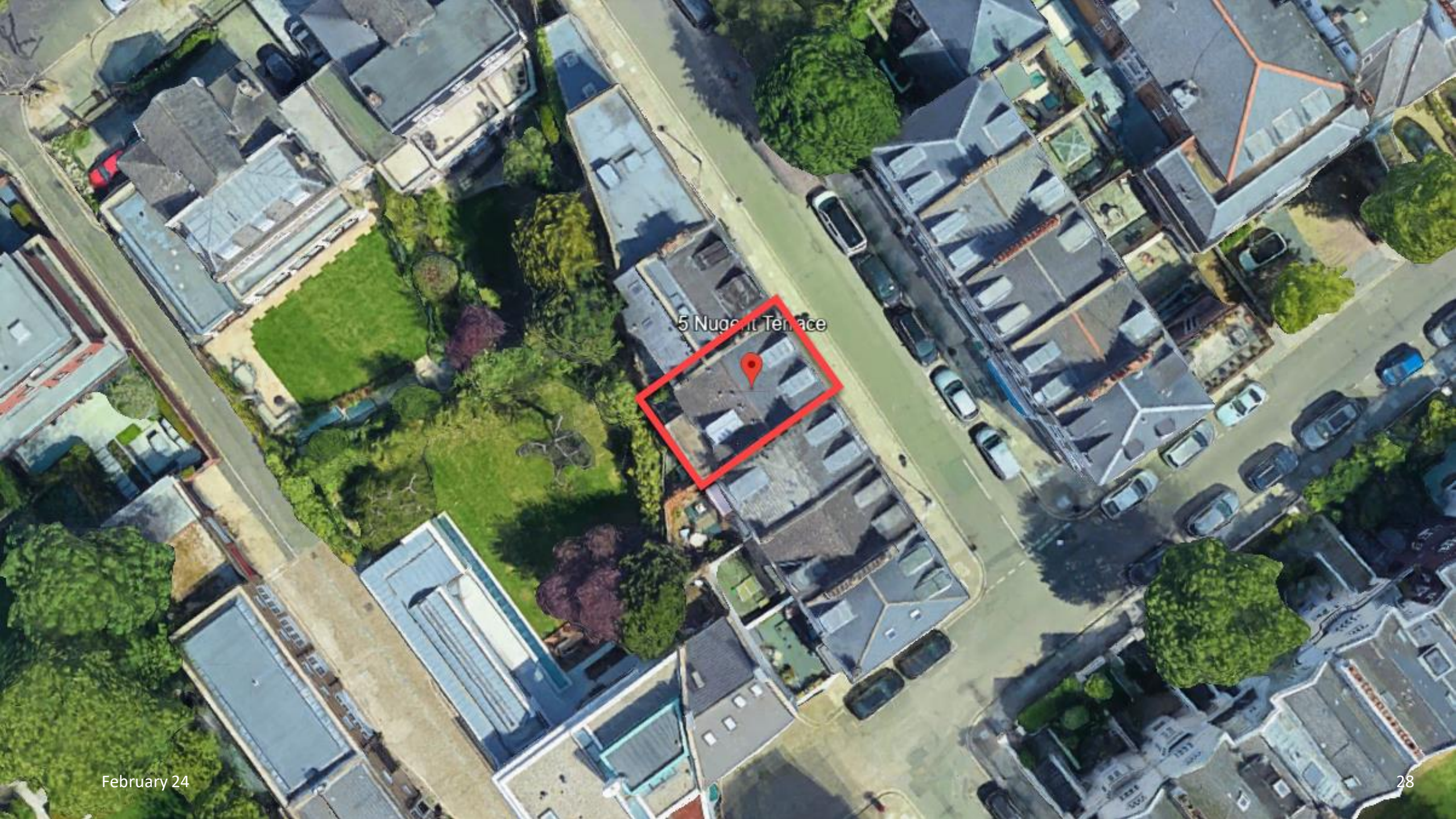
2108sqm

Price per Sq ft

£1050

Flat	Bedrooms	Bathrooms	Outdoor space	Size/sqft	Value	Rent/pcm
1	2	2	Yes	85	770,000	2500
2	2	1	Yes	61	730,000	2300
3	1	1	Yes	51	680,000	2000





5 Nugent Terrace