

# 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	£495,000 ( subject to change)
Lender	Handlesbank until June 2024
Debt	£3.96M
Value	£10.5M
LTV	37%

# Saxon Investments Ltd

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# Portfolio summary

# Property Summary

Rent  
£86,400



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

Rent  
£70,800



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

Rent  
£148,380



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

Rent  
£189,420



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

£148,380 (subject to change)

## Sale Price (9&11)

£2.0M

## Total residential space

11 the Burroughs 163sqm

9 The Burroughs 142sqm

Total 3263 Sq ft

## Price per sqft

£613.00

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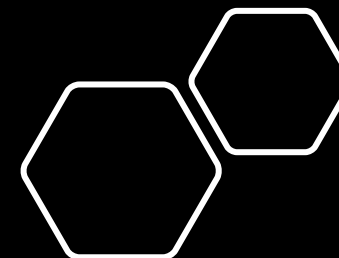
## 11 The Burroughs

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

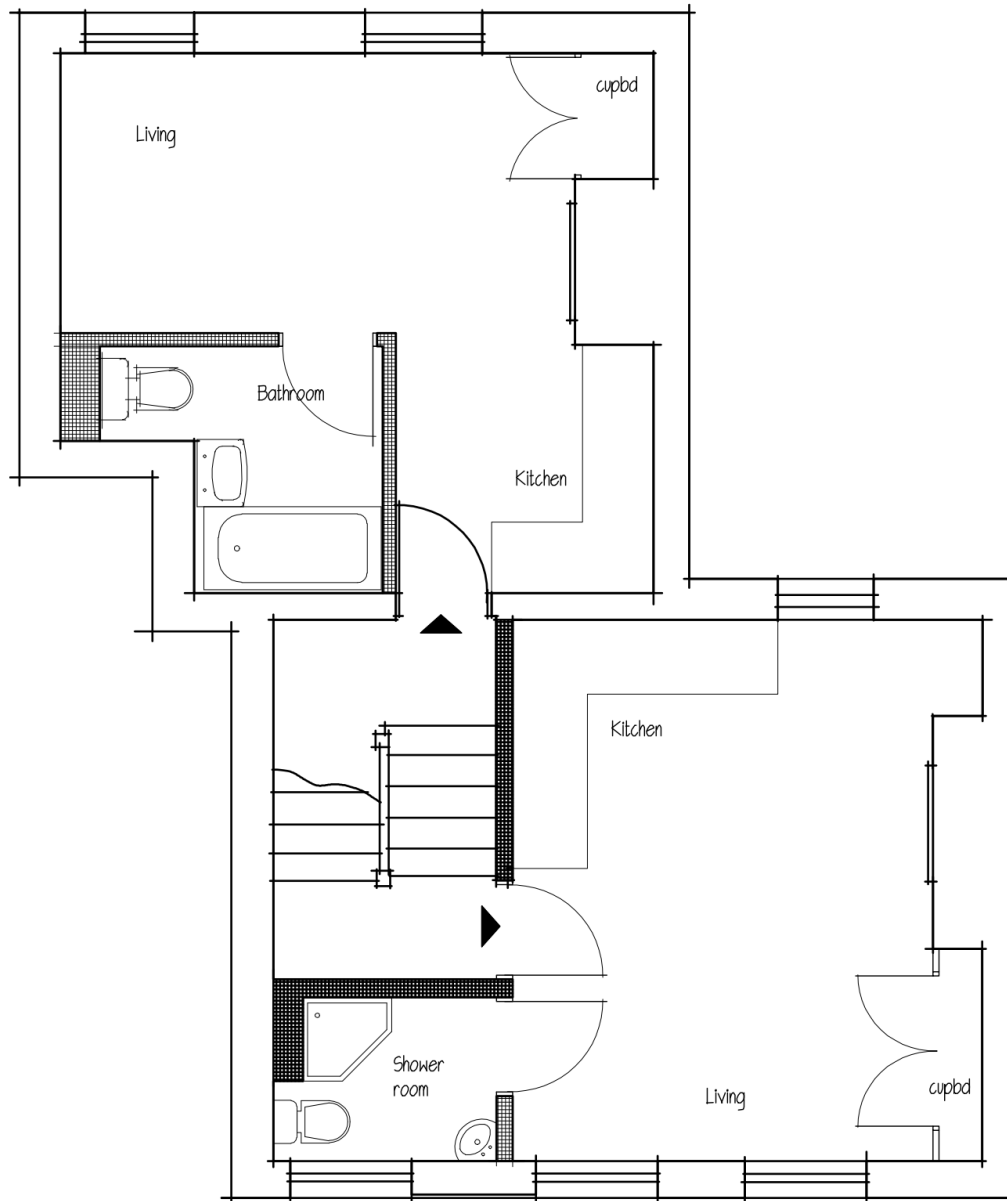
## 9 The Burroughs

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.







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# 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

£189,420 (subject to change)

## Sale Price

£4.4M

## Total residential space

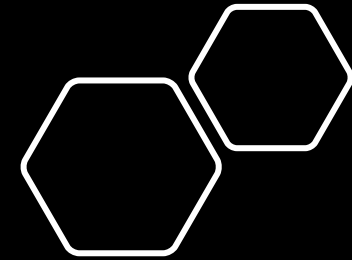
560sqm

6000sqft

## Price per Sq ft

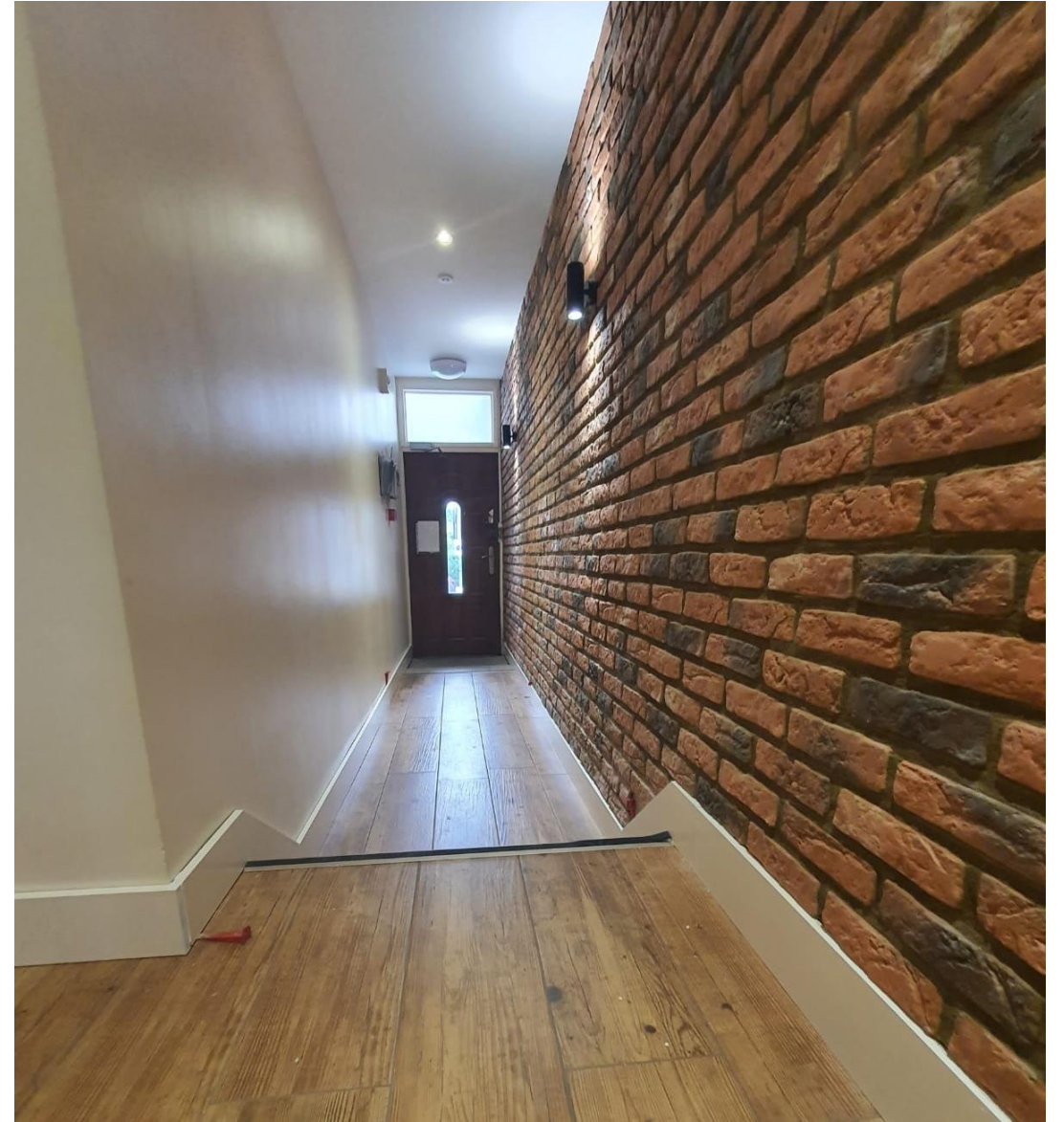
£733

Flat	Bedrooms	Bathrooms	Outdoor space	Size/sqm	Value	Rent/pcm
1	2	1	Yes	63	475,000	1550
2	2	1	No	63	475,000	1550
3	2	1	No	52	475,000	1675
4	2	1	Yes	63	475,000	1500
5	2	1	No	52	475,000	1500
6	2	1	Yes	63	475,000	1635
7	Studio	1	Yes	31	250,000	1150
8	2	1	Yes	56	475,000	1550
9	1	1	Shared	40	300,000	1250
10	1	1	Shared	40	300,000	1325
11	Studio	1	Shared	37	250,000	1100

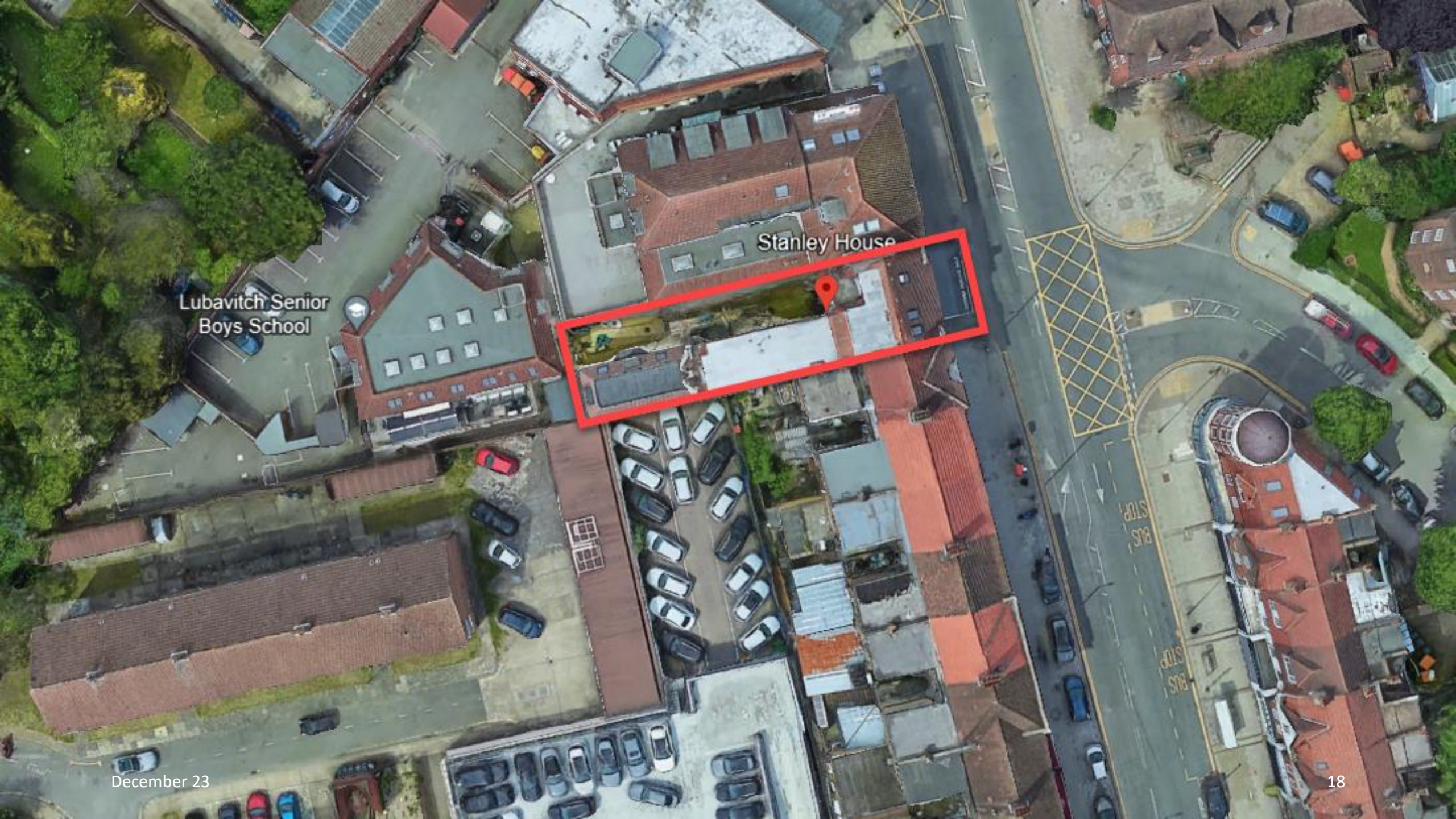


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Lubavitch Senior  
Boys School

Stanley House

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# 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

£70,800 (subject to change)

## Sale Price

£1.9M

## Total residential space

211sqm

2260sqft

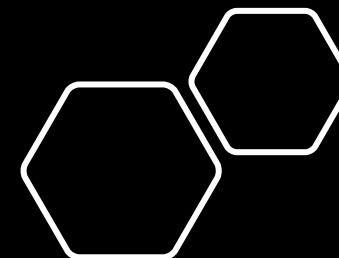
## Price per Sq ft

£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



Confidential - Azik Capital



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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

£86,400 (subject to change)

## Sale Price

£2.2M

## Total residential space

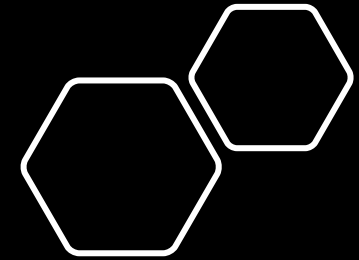
197sqm

2108sqm

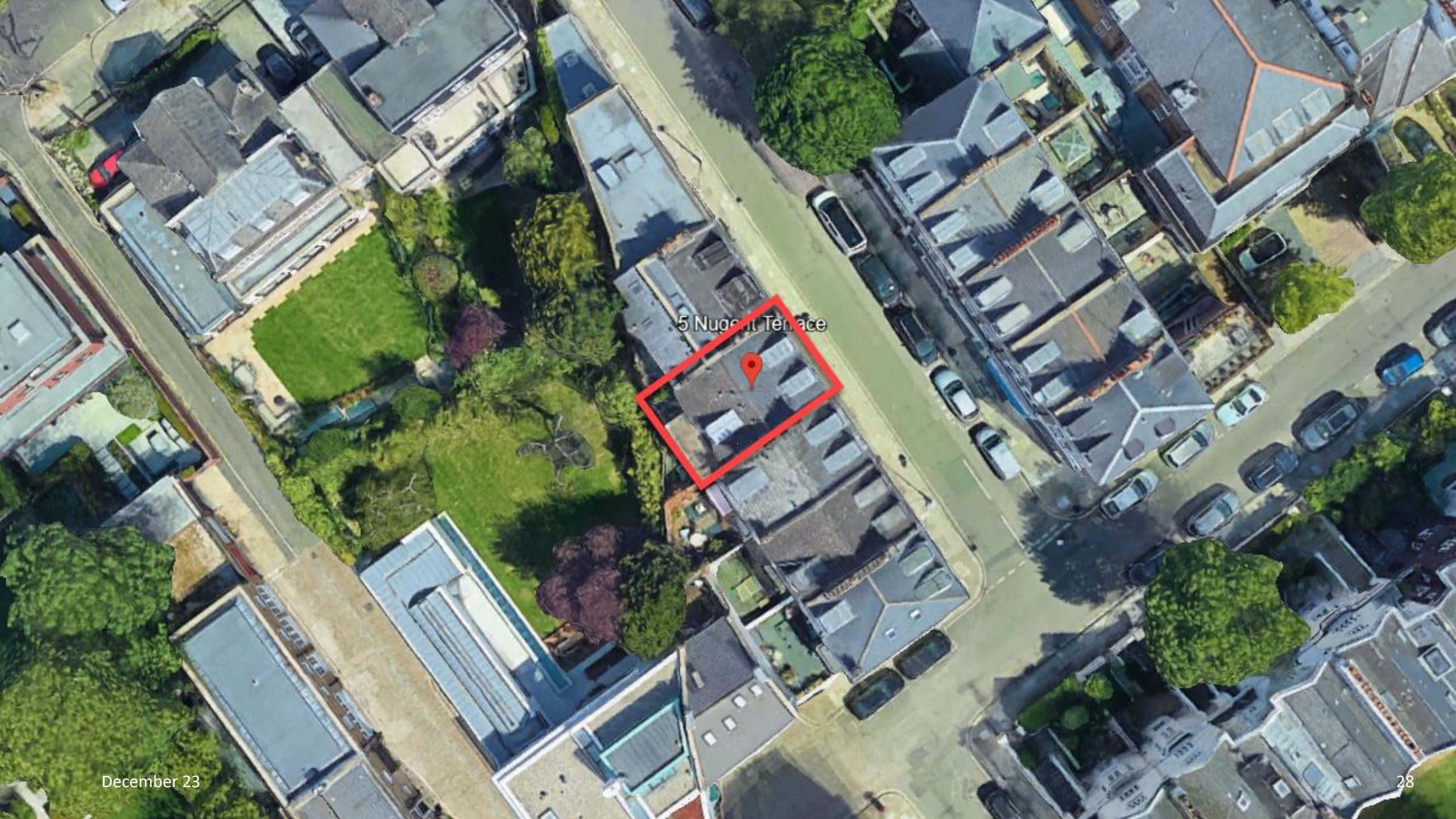
## Price per Sq ft

£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