

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

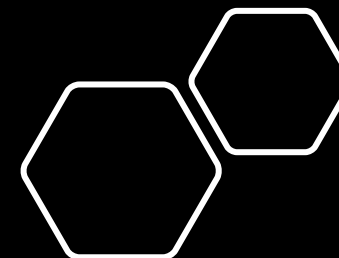
Flat	Bedrooms	Bathrooms	Outdoor space	Size/sqm	Value	Rent/pcm
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11 The Burroughs

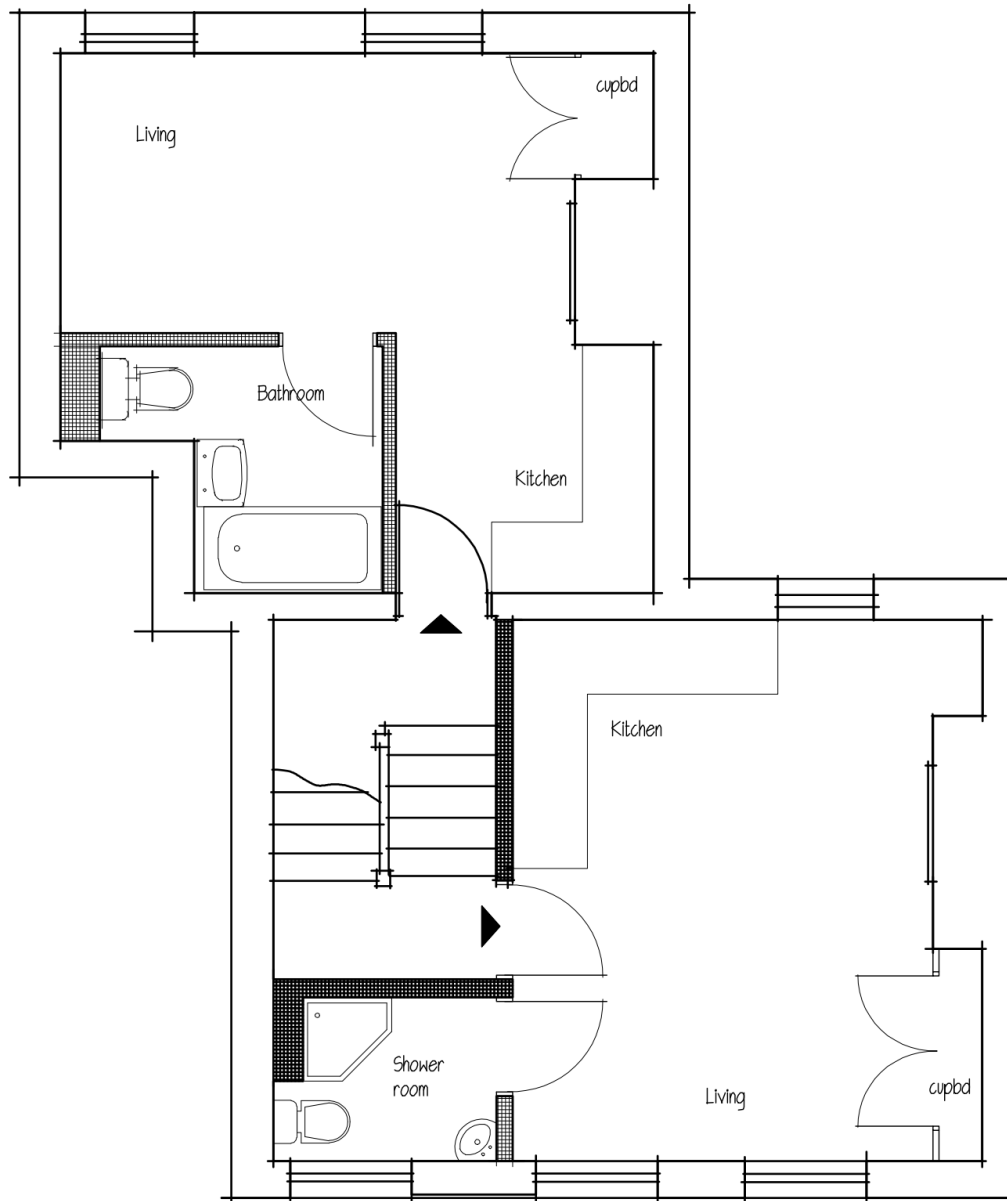
1	Studio	1	Yes	22	155,000	1050
2	1 Bedroom	1	No	31	180,000	1100
3	Studio	1	No	22	150,000	1000
4	Studio	1	No	22	150,000	850
5	Studio	1	No	22	150,000	1000
6	Studio	1	No	22	150,000	825
7	Studio	1	No	22	150,000	960

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

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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

£209,868 (subject to change)

Sale Price

£4.4M

Total residential space

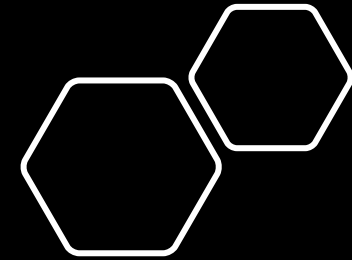
560sqm

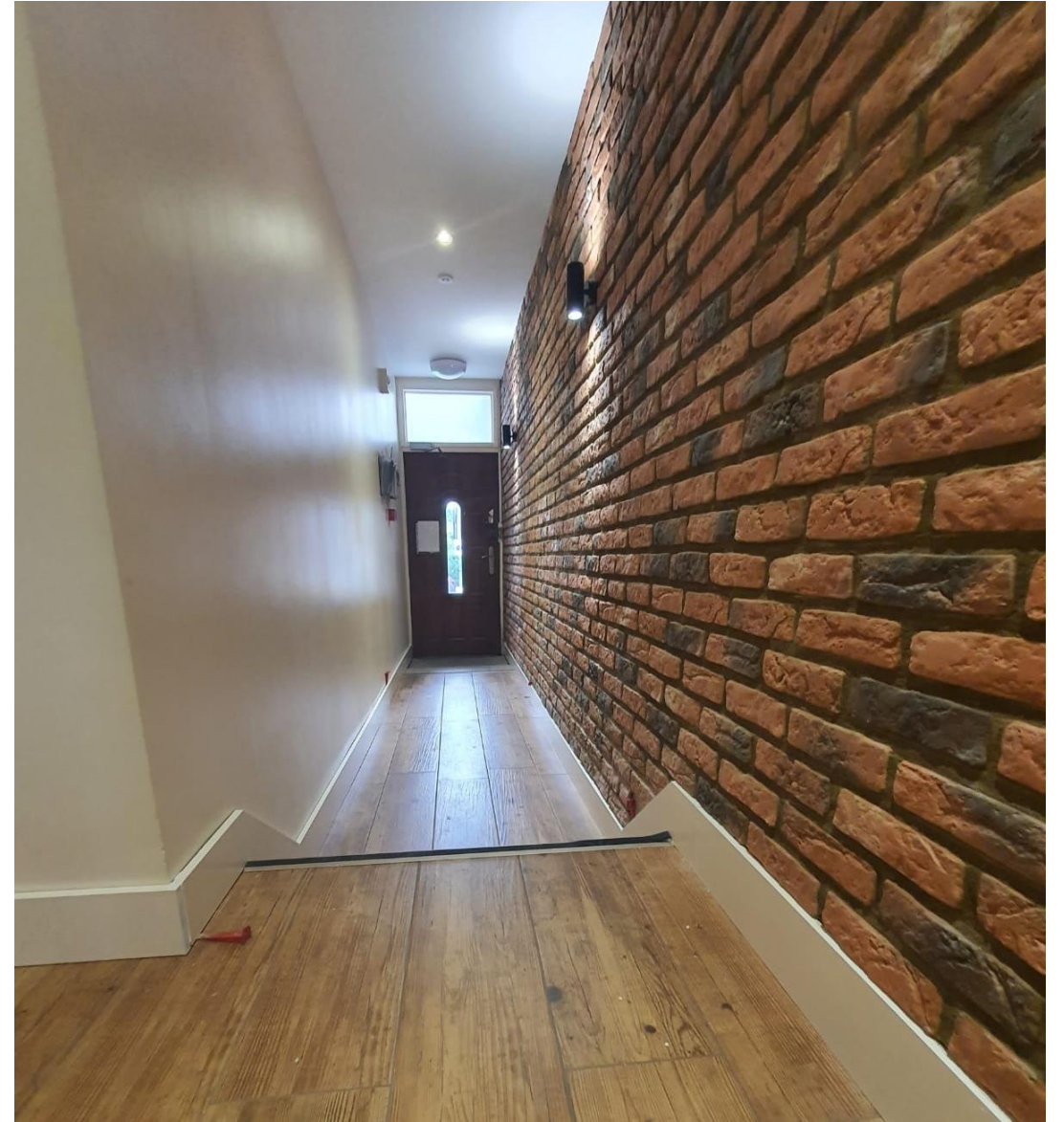
6000sqft

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







Lubavitch Senior
Boys School

Stanley House

February 24

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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

£ 77,352 (subject to change)

Sale Price

£1.9M

Total residential space

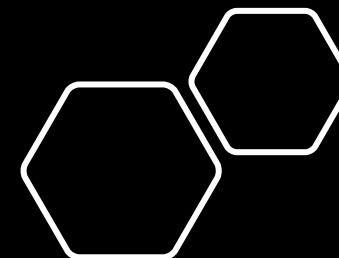
211sqm

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

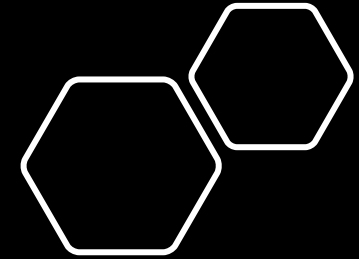
197sqm

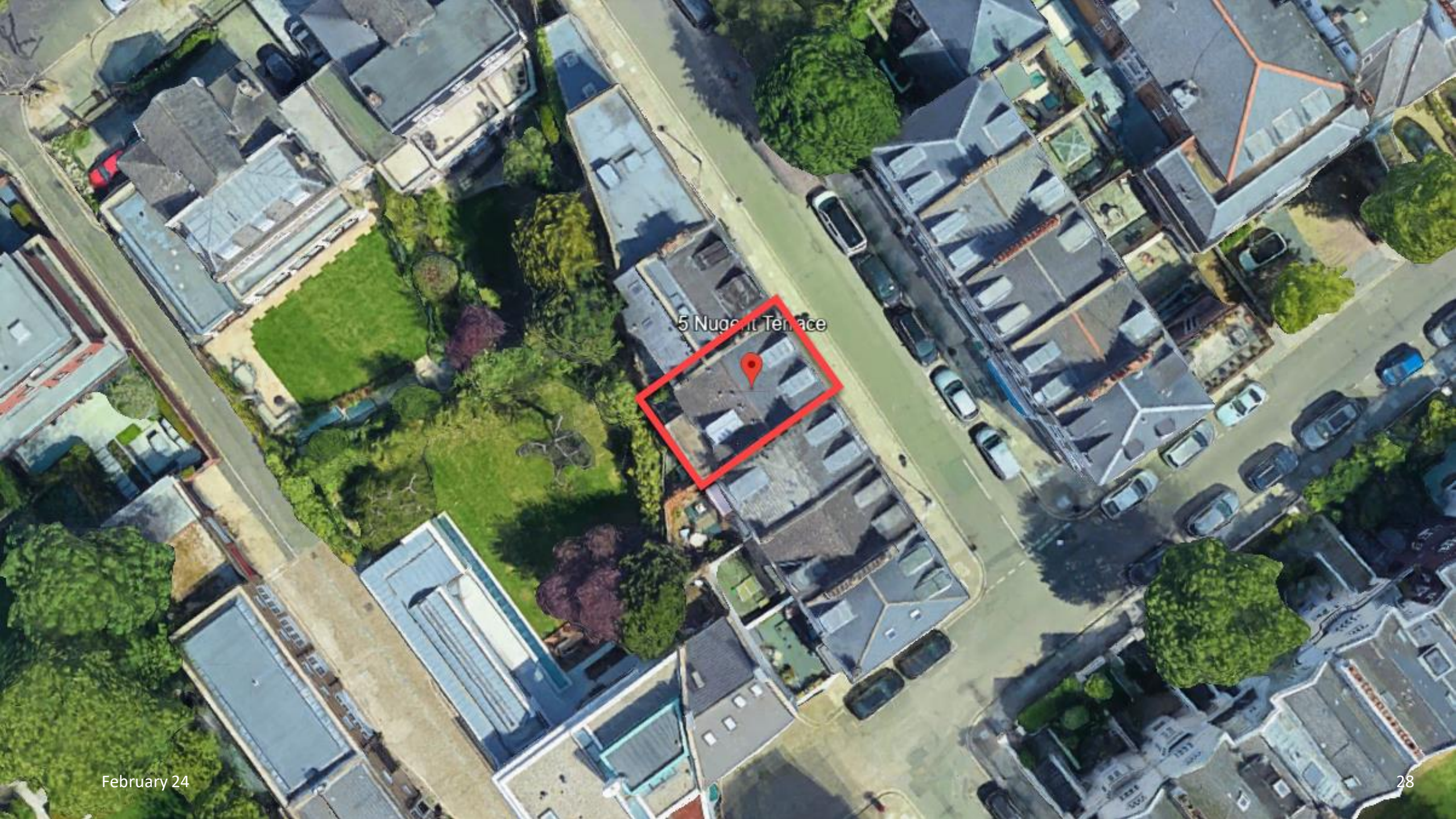
2108sqm

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