

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

Linkedin

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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

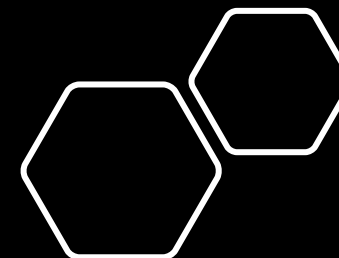
Flat	Bedrooms	Bathrooms	Outdoor space	Size/sqm	Value	Rent/pcm
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11 The Burroughs

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





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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

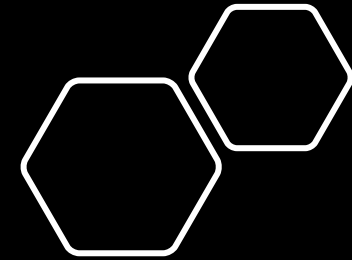
560sqm

6000sqft

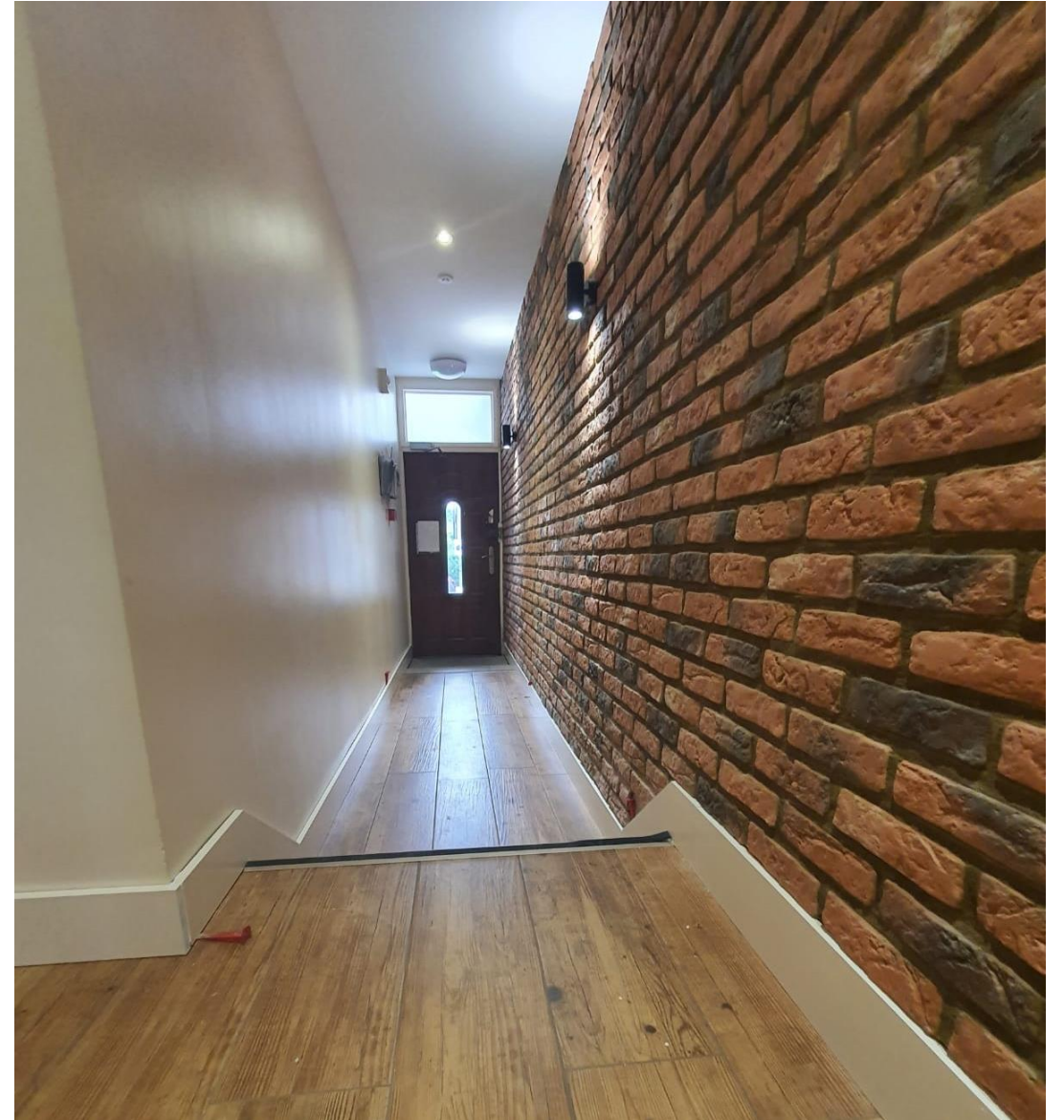
Price per Sq ft

£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

December 23

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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

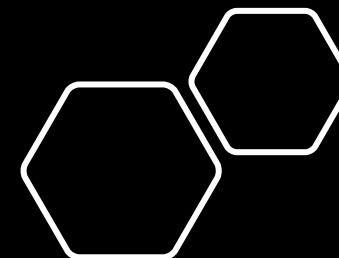
Price per Sq ft

£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



December 23



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

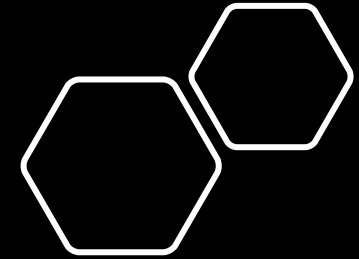
197sqm

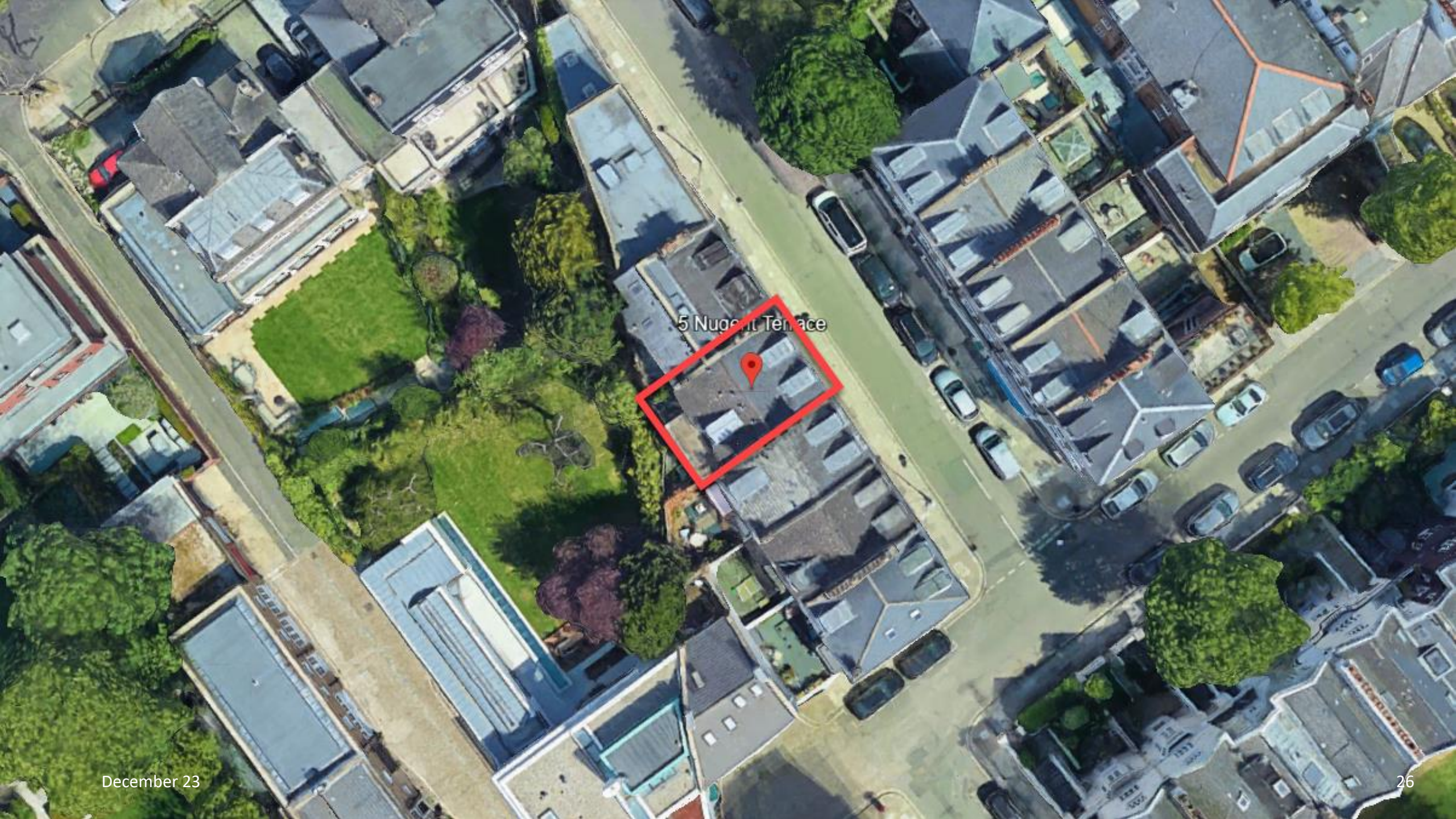
2108sqm

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	2	Yes	61	730,000	2300
3	1	1	Yes	51	680,000	2000





5 Nugent Terrace