

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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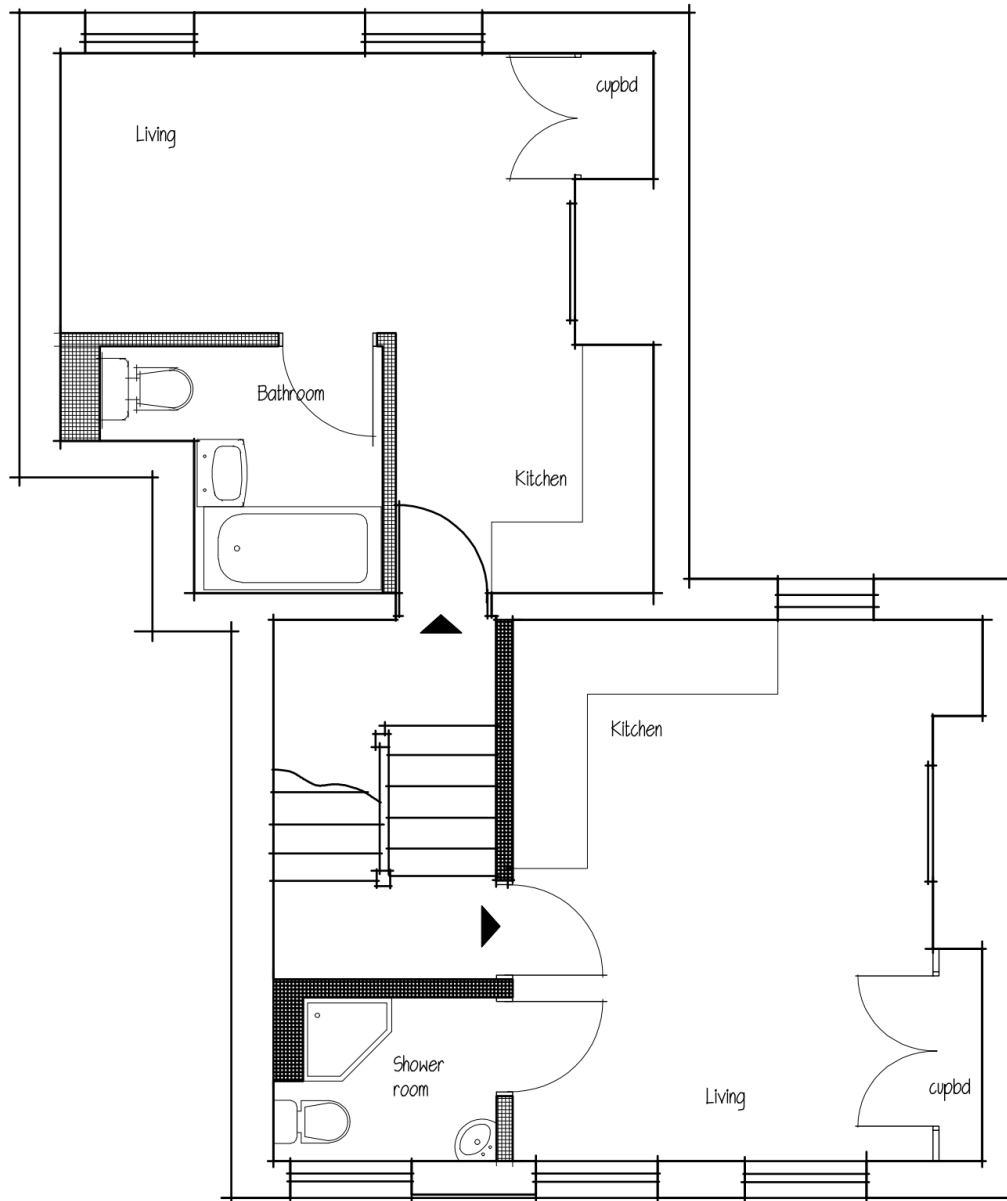
11 The Burroughs

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

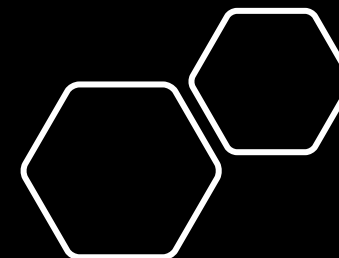
1	1 Bedroom	1	Yes	32	185,000	1125
2	Studio	1	No	22	150,000	825
3	Studio	1	No	22	150,000	825
4	Studio	1	No	22	150,000	880
5	Studio	1	No	22	150,000	850
6	Studio	1	No	22	150,000	825

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.





December 23



December 23

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

£189,420 (subject to change)

Sale Price

£4.4M

Total residential space

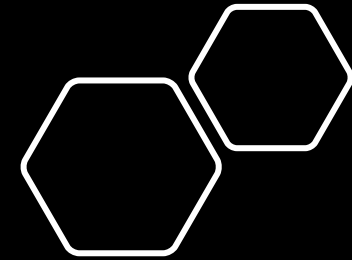
560sqm

6000sqft

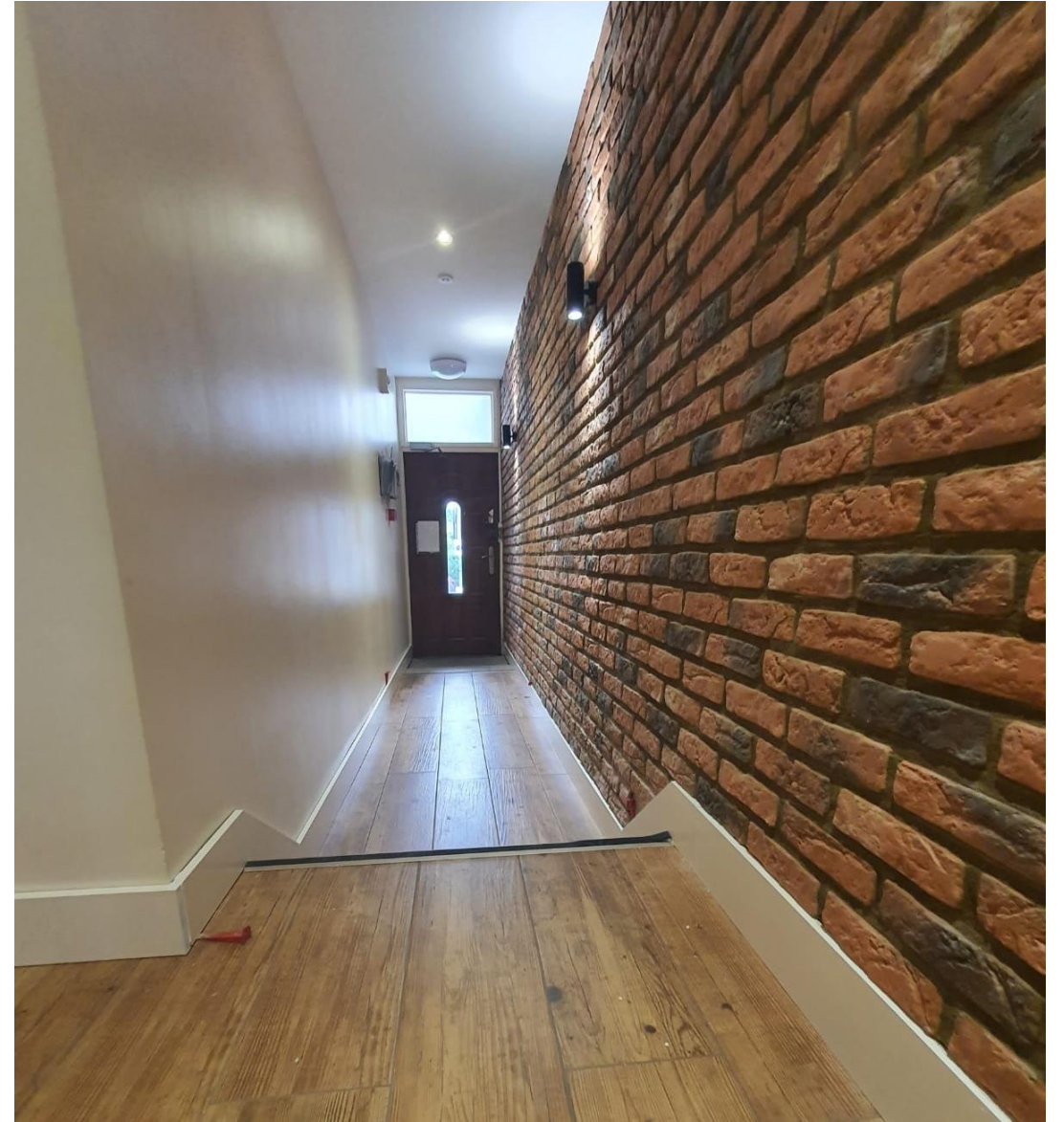
Price per Sq ft

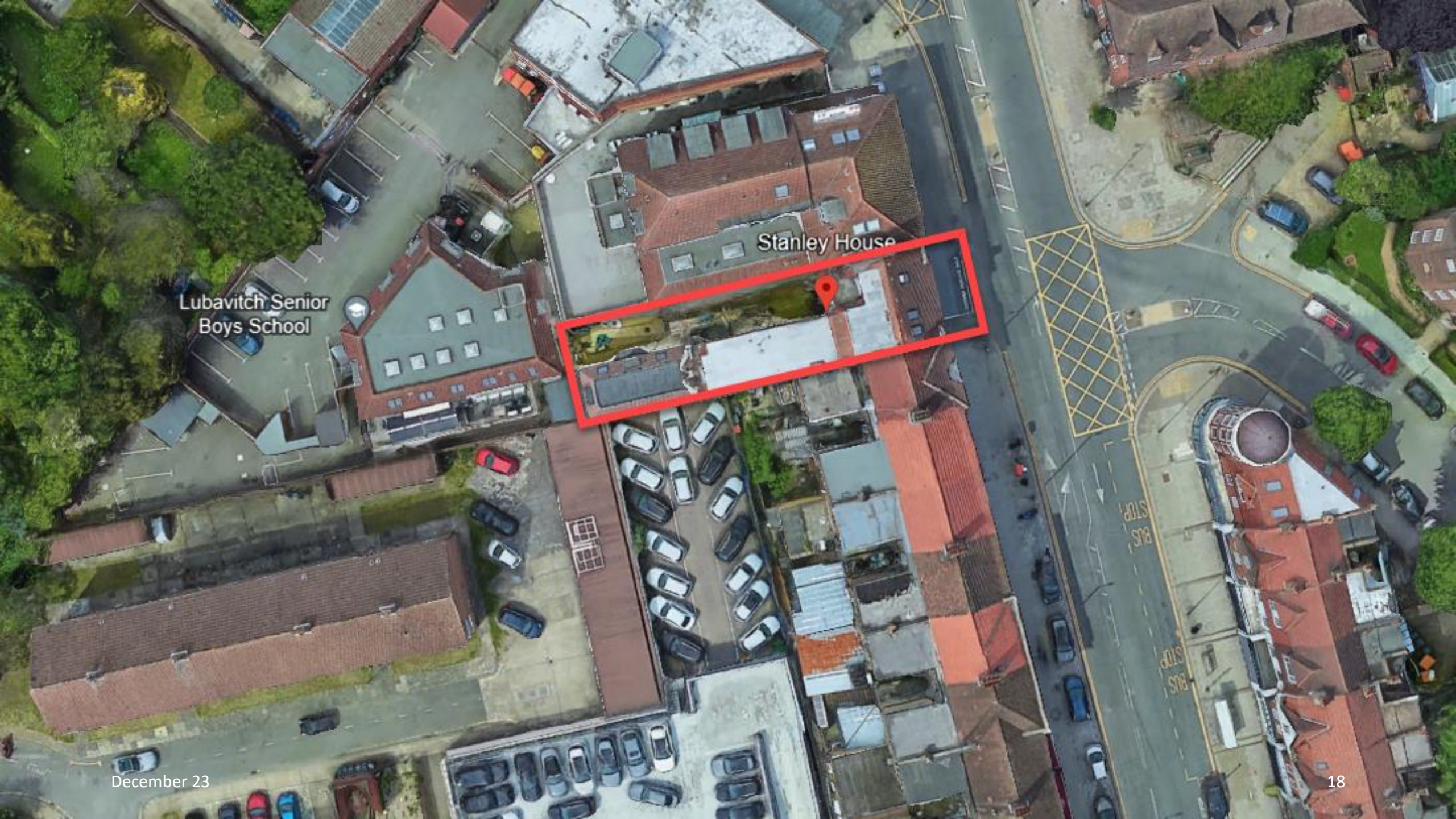
£733

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



December 23





Lubavitch Senior
Boys School

Stanley House

December 23

18

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

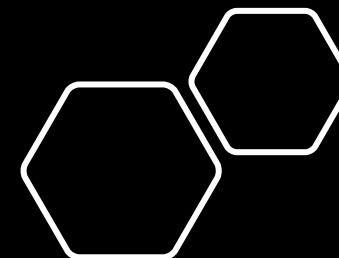
Price per Sq ft

£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

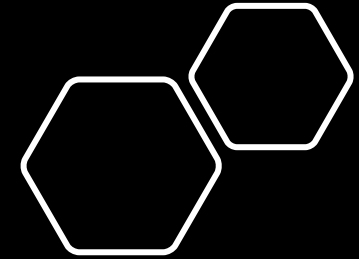
197sqm

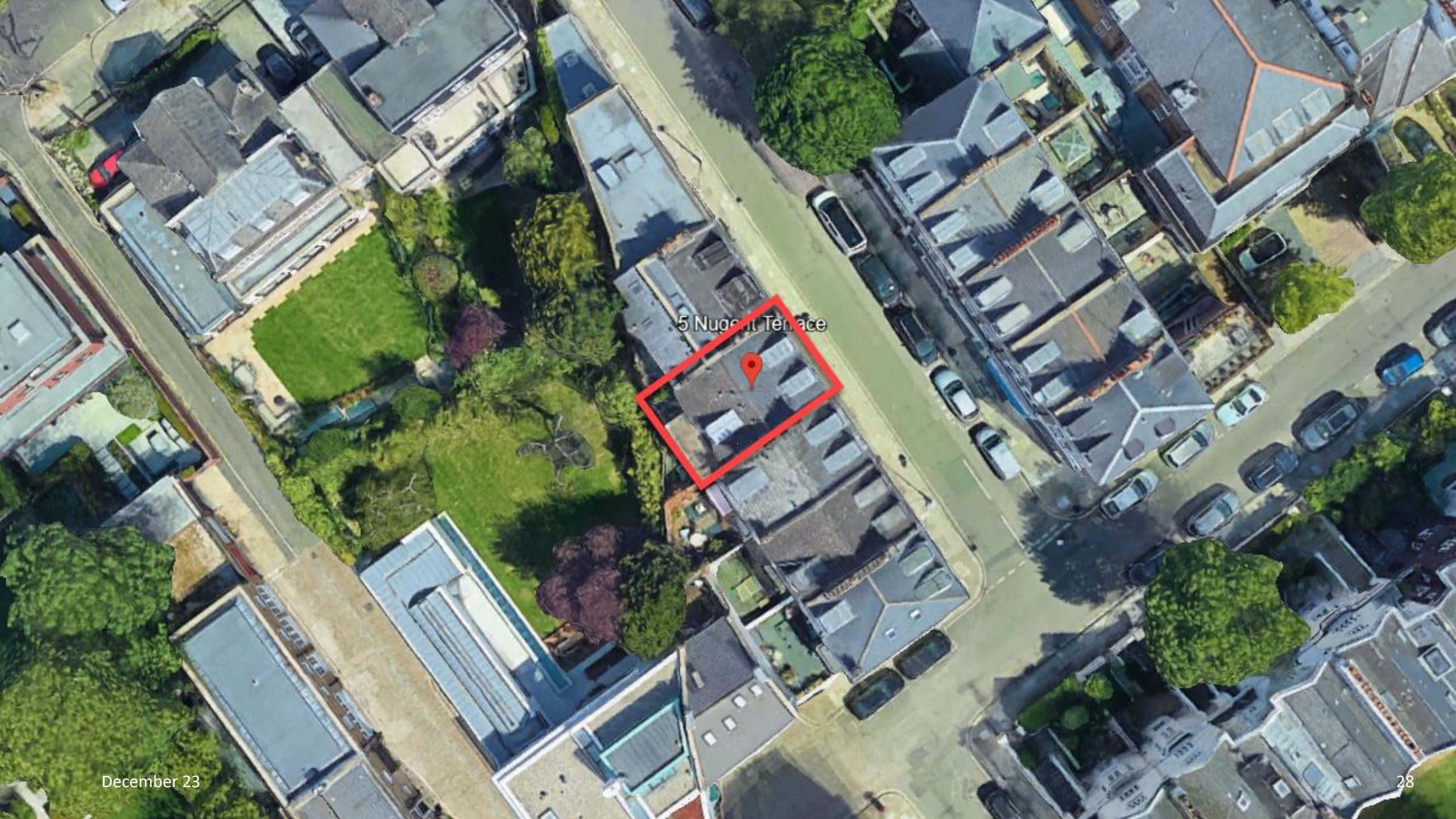
2108sqm

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





5 Nugent Terrace