

# 6-UNIT HMO INVESTMENT OPPORTUNITY NORTH CIRCULAR ROAD, NW10 0QS

<https://palaceauctions.com>

North Circular Road, London NW10 0QS, UK



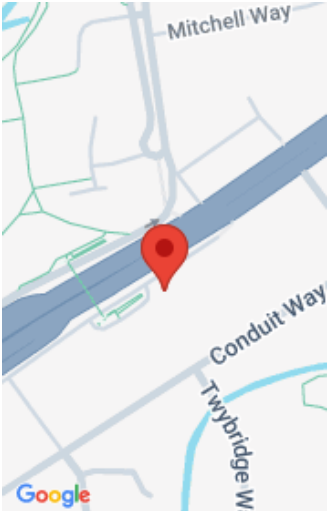
**6-Unit HMO**  
North Circular Road

**NW10**

**£950,000**

Investment Overview This 6-unit HMO on North Circular Road, NW10 0QS represents a turnkey investment with £100,000 p.a. in secured rent, delivering a 10.53% gross yield—well above the London HMO average of 6.6% and the NW10 typical range of 6.0–8.0%. Priced at £950,000+fees, you acquire this property at a 13.6% discount to its £1.1 million market value, unlocking instant equity alongside stable cash flow. This is an exceptional opportunity [...]

- 5 beds
- 6 baths
- house
- for sale off market, HMO
- for sale off market



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## Category

**Off market property:** yes

**House:** yes

**Investment property:** yes

**Commercial property:** no

**Other Real estate:** yes

**Value add opportunity:** yes

**Land with Development:** no

**HMO investment:** yes

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** no

**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** •  6 studio apartments, 50% private tenancies, Barham Park & Roundwood Park, freehold building, licensed Mandatory HMO (5+ occupants), Mitchell Brook Primary (0.5 mi), North Brent Secondary (0.9 mi),  Close to Brent Park,  Schools within 1 mi: Oakington Manor Primary (0.4 mi),  Annual revenue: £100000 ⇒ 10.53% gross yield; 6.11% net yield,  C4 planning permission in place under Brent's Article 4 Direction,  Tenant mix: 50% social housing,  Fully compliant with HMO licensing and safety regulations,  Alperton (Piccadilly Line) - 0.63 mi / 13 min walk,  Hanger Lane (Central Line) - 0.48 mi / 10 min walk,  Park Royal (Piccadilly Line) - 0.63 mi / 12 min walk,  Bus routes 52 98 260 266 302 460 on the doorstep

