

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

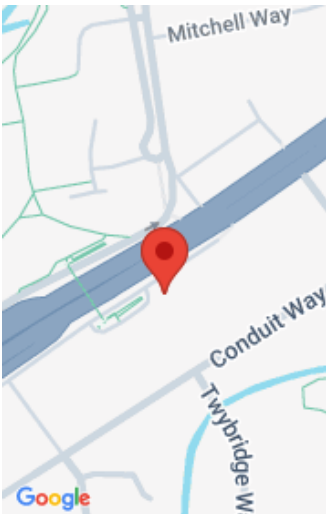
<https://palaceauctions.com>

North Circular  
Road, London  
NW10 0QS, UK



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



---

## 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

---

## Description

**Refer to Terms & Conditions:** Array

---

## 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

