

CONNECT RESIDENTIALS

PRIME INVESTMENT OPPORTUNITY



Quinta Drive, Barnet EN5

Substantial 10-Bedroom HMO with Major Development Potential

Asking Price: £2,500,000

Accommodation Features - Arranged over 2 floors.

Ground floor	Entrance Hallway, Formal Lounge, Kitchen, 4 bedrooms, 5 bathrooms
First floor	6 bedrooms, 5 bathrooms

Investment Highlights

- ✓ 10 Bedrooms / 10 Bathrooms
- ✓ Fully Licensed HMO
- ✓ Passing Rent: £96,000/year
- ✓ Large Rear Garden with Development Potential
- ✓ Side Access to Rear Plot
- ✓ Driveway Parking for 6-8 Cars
- ✓ Potential to Add 4 More Bedrooms via Loft Conversion
- ✓ Located in Prime Barnet (EN5)

Substantial 10-Bedroom HMO with Major Development Potential

Location

Situated in the heart of **Quinta Drive, Barnet EN5**, this impressive detached HMO is located in one of North London's most sought-after residential neighbourhoods. The area is well-connected, with **High Barnet Underground Station (Northern Line)** nearby, and benefits from excellent local amenities, top-rated schools, and green open spaces. It's a prime location for both tenants and long-term investors.

Property Overview

This fully licensed **House in Multiple Occupation (HMO)** offers **10 large bedrooms**, each supported by **10 modern bathrooms**. The property also includes a **fully fitted kitchen** and a **spacious communal lounge**, providing a high standard of shared living. It's been carefully maintained and configured to maximise rental income while delivering quality accommodation.

Current Rental Income

The property is currently achieving a **passing rent of £96,000 per annum**, with all rooms let and tenancies in place. This provides an attractive return from day one, with further scope to increase income through development and expansion.

Exterior & Parking

To the front, the property boasts a **large driveway with parking for 6–8 vehicles**, a rare and valuable feature in this area. The **rear garden is exceptionally spacious**, with ample green space and **side access**, making it ideal for future development or landscaping.

Development Potential (STPP)

This property offers **significant development potential**, subject to planning permission:

- **Loft Conversion:** Opportunity to convert the loft into **up to 4 additional en-suite bedrooms**, increasing rental yield and total occupancy.
- **Rear Garden Development:** The large rear garden can accommodate a **two-storey, 2-bedroom detached house**, with dedicated **side access**—ideal for resale or additional rental income.

Arrange a Viewing Today

Opportunities like this in **Barnet's EN5 postcode** are rare. Whether you're a buy-to-let investor, HMO operator, or developer seeking a high-potential asset, this property offers a unique blend of **immediate income and long-term value growth**.

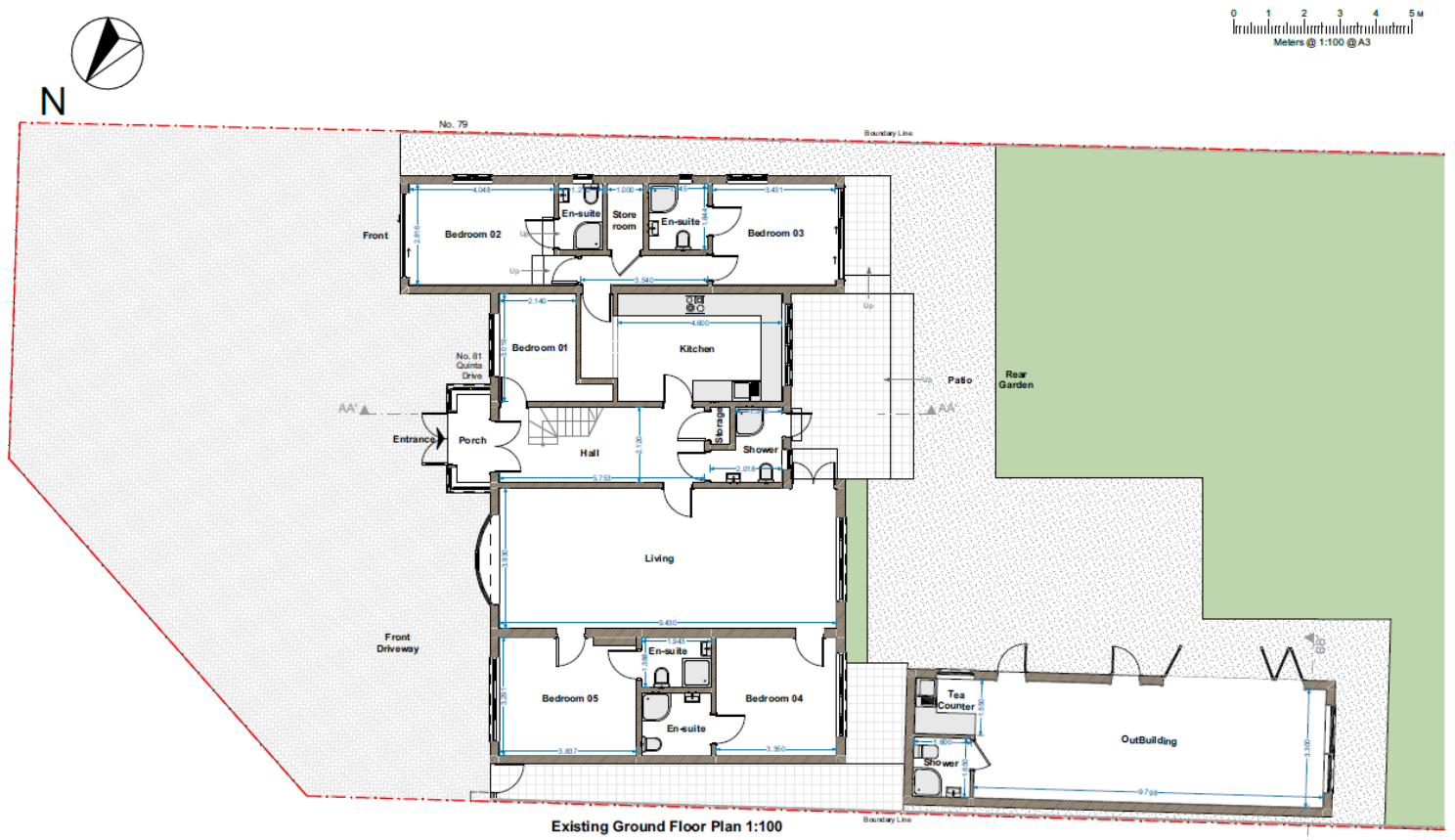
For further information or to book a viewing, please contact:

 Email: info@connectresidential.co.uk

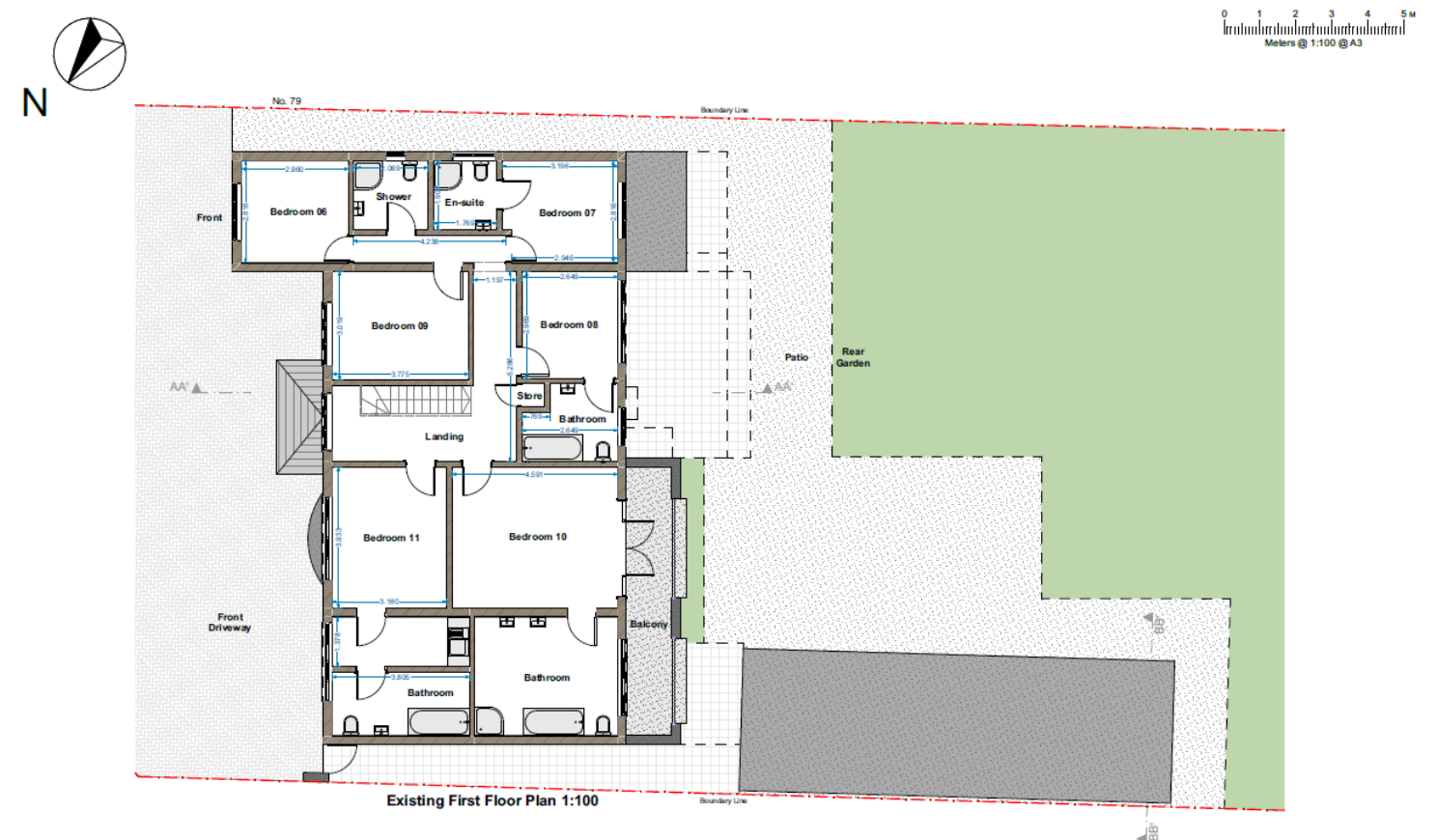
 Phone: 079 322 122 32

 Website: connectresidential.co.uk

GROUND FLOOR



First Floor



Rear



EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		