

# 2866 - Haringey, London

## Case studies

05.04.22



 **TAB.**

## Haringey, London

Loan amount:	£4,725,000
LTV:	69.97%
Term:	12 months
Security:	1st charge

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**Name of case study:** 2866 - Haringey, London

**Gross rate:** 9.60% pa

**Term:** 12 months

**LTV:** 70.00%

**Loan amount:** £4,725,000

**Type of property:** Residential

**Security:** 1st charge

The security is located in the affluent North London Borough of Haringey, a ten minute walk from Hampstead Heath. Nearby boasts an excellent range of upmarket shops, restaurants and bars within the nearby Highgate and Hampstead villages.

The property is a freehold, the newly built detached house is currently finished to shell and core. The 8,826 sq ft property also includes a large garden and swimming pool at the basement level. The client required a £4,725,000 loan with an LTV of 70% and a rate of 9.60% pa to refinance from a previous lender. The client will sell to exit the loan allowing the new buyer to add their own finish to the property.

The property has an estimated market value of £9,850,000 assuming the development is fully completed. It could be rented out, providing an opportunity for future income.

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