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# TAYLOR HAWKINS

## Estate Agents

*Established over 50 years*



Daniel Alfie Holt  
BPY Properties Limited  
6 Hilda Street  
Gateshead, England  
NE8 1YB

15/11/2023

Dear Mr. Holt,

Re: 23 Garden City, Edgware, HA8 7NQ

I trust this letter finds you well. I wanted to express our gratitude for your offer to provide a rental evaluation, especially in consideration of converting the property to a House in Multiple Occupation (HMO).

After careful consideration and given the current trends in the rental market, we have observed a significant increase in interest for rooms, bedsits, and studios. The demand for these types of properties has surged, particularly due to the rising rents for one-bedroom flats. The cost-effectiveness and communal living appeal of HMOs have become the new style of living for many individuals.

We highly recommend exploring the option of renting out the property as an HMO, as the market indicates a strong demand for such arrangements. Based on our analysis, rents for rooms in HMOs in similar areas are currently ranging between £950 and £1200 per month. The specific rental price can vary depending on the size and condition of the property.

We believe that adapting the property to this emerging trend of communal living can be a lucrative and forward-thinking move. If you have any questions or if you'd like to discuss this further, please feel free to reach out. We are more than willing to collaborate on this and provide any additional information you may require.

Thank you once again for your offer, and we look forward to the possibility of working together to optimize the rental potential of the property.

Best regards,

Mark Raskin

Company Manager

