

DESCRIPTION

The property comprises a mid terrace house over ground and three upper floors internally arranged to provide eight self-contained studio flats with a total combined GIA of approximately 1,727 sq ft.

TENURE

Freehold

LOCATION

The property is situated on a residential road close to local shops and amenities. The open spaces of Kilburn Grange Park are within easy reach. Transport links are provided by Kilburn underground station (Jubilee line) and Kilburn High Road rail station.

TENANCY

The eight self-contained flats are currently leased to a housing association on a 10 year lease with a 5 year break clause, at a rent of around £120,000 per annum.

ACCOMMODATION

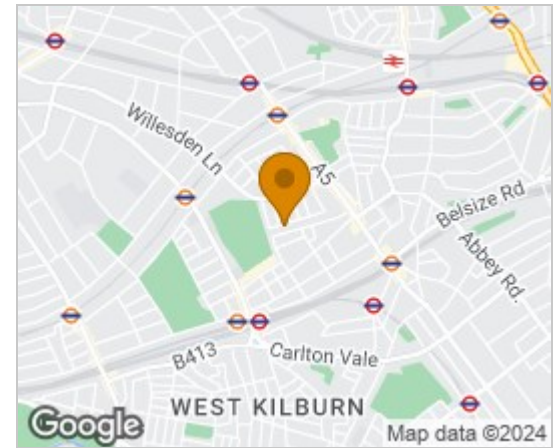
Ground Floor 3 x studio flats with en-suites, communal kitchen

First Floor 3 x studio flats with en-suites, communal kitchen

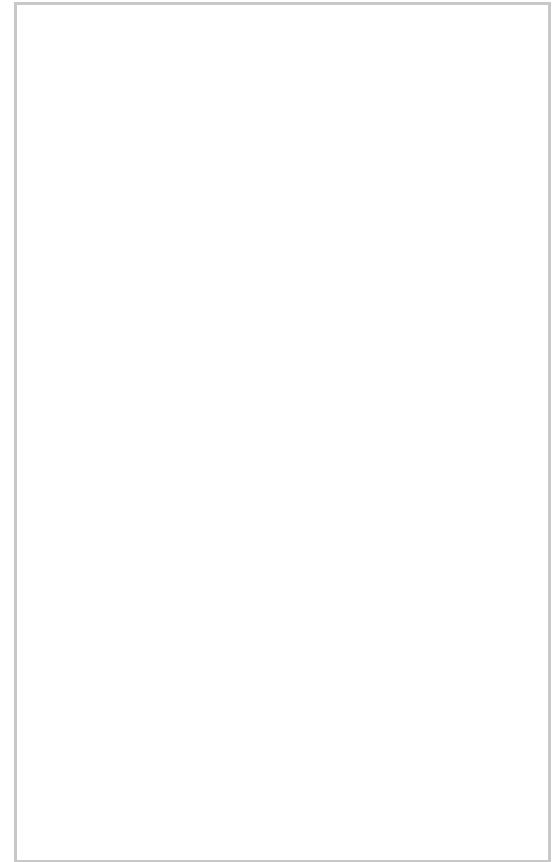
Second Floor Studio flat with en-suite

Third Floor Studio flat with en-suite

Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 73 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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