



62 Willesden Lane

, London, NW6 7SX

Asking Price £1,235,000



For sale via secure sale online bidding: terms and conditions apply.
VIEWING OPEN HOUSE THURSDAY 4th JULY 12NOON – 12.50PM

A superb Freehold Residential and Ground Rent Investment 7 self-contained studio flats. Currently on a 10 year lease from June 2022 to a housing association. This provides £100,900 per annum income with NO MAINTENANCE liability. providing a net yield of 6.7%.

View the virtual tour first, although there have been improvements since it was filmed. Early viewing and negotiation is recommended.

DESCRIPTION

The property comprises a mid terrace building arranged to provide a ground floor shop and seven self contained studio flats on the two upper floors with a total combined GIA of approximately 1,799 sq ft.

TENURE

Freehold

LOCATION

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

EXTERIOR

The property benefits from a rear garden and a terrace at the second floor.

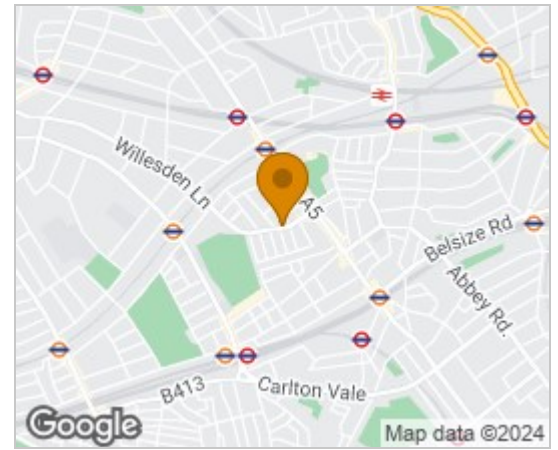
TENANCY

The seven self-contained flats are currently let on a nightly basis with an income of £126,560.10 per annum (assuming full occupancy each night). There is an option to let the building on a single RPI lease to a housing association for a term of 10 years commencing September 2021 at a rent of £98,632 per annum. The rent would increase each year in line with the RPI and there is no break clause.

ACCOMMODATION

Ground Floor Commercial unit (sold off on a 999 year lease), 2 x studio flats with en-suites
 First Floor 3 x studio flats with en-suites
 Second Floor 2 x studio flats both with en-suites and balcony.

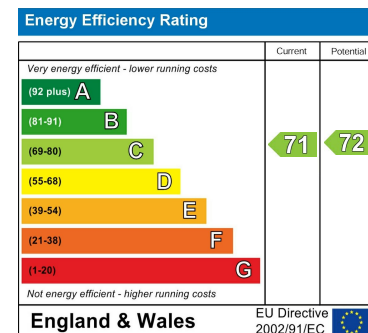
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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