



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Hall Lane, London, NW4



A great opportunity to purchase this SEMI-DETACHED, FREEHOLD Investment property. Currently a fully tenanted HMO with over 1600 sq ft of accommodation. Ideally located within very easy access to motorway links.

- HMO Investment
- Four Double Bedrooms
- Two Single Bedrooms
- Reception Area
- Two Kitchens
- Three Bathrooms
- Rear Garden
- Parking

£675,000 Freehold

Hall Lane, London, NW4

Accommodation Comprises

Reception Room 12'4" x 12'2" (3.76m x 3.71m)

Kitchen/Diner 18'5" x 16'11" (5.61m x 5.16m)(Max Points)

Bedroom 14'1" x 7'3" (4.29m x 2.21m)

Bathroom

Stairs To First Floor

Bedroom 12'5" x 11'1" (3.78m x 3.38m)

Bedroom 10'9" x 9'11" (3.28m x 3.02m)

Bedroom 9'2" x 7'9" (2.79m x 2.36m)

Kitchen 8'1" x 8'0" (2.46m x 2.44m)

Bathroom

Stairs To Second Floor

Bedroom 20'7" x 10'5" (6.27m x 3.18m)(Max Points)

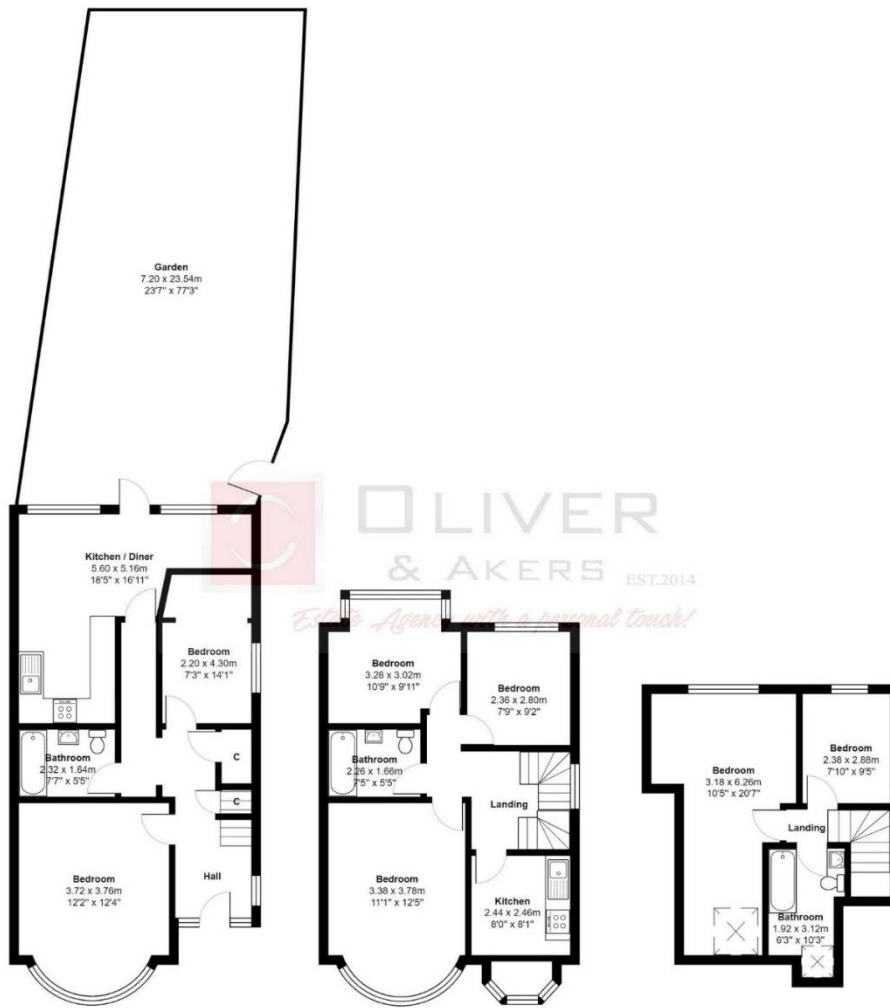
Bedroom 9'5" x 7'10" (2.87m x 2.39m)

Bathroom

Exterior

Garden

Parking



Total Area: 149.8 m² ... 1613 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.