



Sandringham Road, NW2

Freehold - £775,000

This terraced Freehold Victorian house is offered in good decorative condition and is arranged over three floors providing 1,269 sq ft. The house consists of six bedrooms, four bathrooms and a private rear patio/garden. The property is currently rented in accordance with its compliant HMO licence granted in 2023 and produces a yearly income of £55,200. Vacant possession is available in August 2024 but could be earlier, subject to speed of sale process.

The Ground Floor has two bedrooms, a guest WC and an open plan kitchen/reception room that opens up to the 218 sq ft rear garden. The First Floor comprises three bedrooms and three bathrooms (one being en-suite). The Top Floor has a loft room and en-suite shower room.

- 6 bedroom & 4 bathroom Freehold Victorian house
- The current rent is £4,600 pcm which is £55,200 a year
- Transport links: Willesden Green & Dollis Hill (Jubilee - Zones 2 & 3)
- COUNCIL: Brent (D)

020 8459 1133

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk



Sandringham Road, London, NW2

Approximate Area = 1269 sq ft / 117.8 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 1311 sq ft / 121.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 1115088

EPC: D
Ref: 18294336

