

High Street, London, NW10 4TS

Asking Price £995,000 Freehold



**KEY FEATURES:**

- FREEHOLD BUILDING
- 1 X COMMERCIAL
- 2 X RESIDENTIAL
- RENTAL INCOME £64,600pa

**FREEHOLD BUILDING 1 RETAIL SHOP & 2 FLATS FOR SALE**

Churchill & Mathesons is proud to present this property comprising a large 1391sqft RETAIL STORE with a basement. (Rental £31,000pa) and 2 Flats see below. TOTAL INCOME: £66,396pa

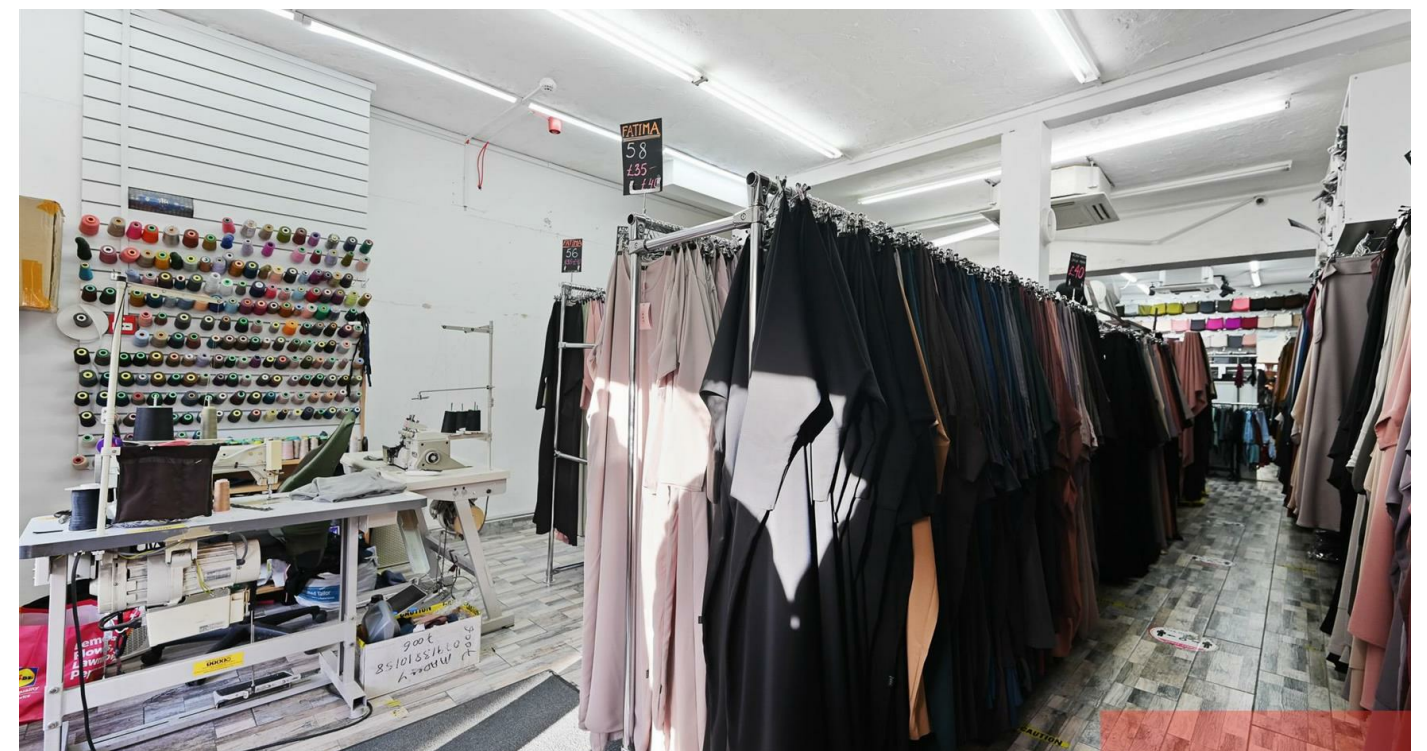
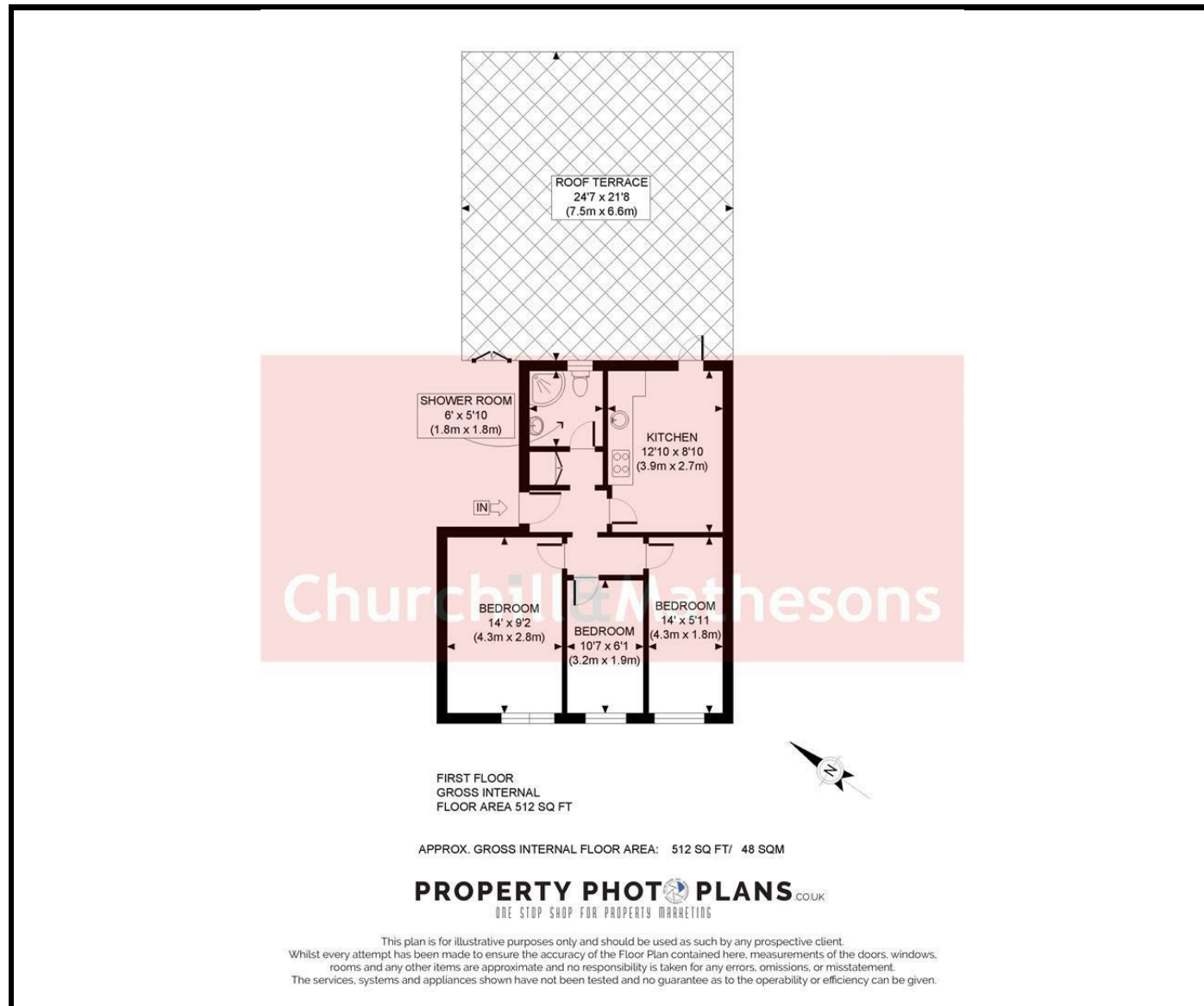
The 1st floor 512sqft FLAT comprises 1 bedroom 1 x large living room, a shower room, separate kitchen leading out onto a 24ft private roof terrace. Option to extend subject to approval. (Rental income £18,600pa)

The second floor 667sqft FLAT comprises 1 bedroom a large living room, 1 x bath room and a separate kitchen. (Rental income £16,800pa) Option to divide the roof terrace giving the flat private outside space.

Amenities of Harlesden on your doorstep. Walking distance to Willesden Junction Station (Zone 2)

A GREAT INVESTMENT





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.