



**Connells**

High Road  
London



### Property Description

Connells are pleased to offer this recently renovated one bedroom duplex apartment ground and first floor apartment above shops. The property consists of Living room and kitchen to first floor and bedroom going out to your private courtyard garden on the ground. The property is mortgageable subject to surveyors comments and is located in the heart of Wilsden Green. The property benefits from a lease of 125 years from 20 and is currently let and bringing in a Gross income of £21,600 with a Gross yield of 6.1%.

Viewings are highly recommended.

### Entrance

### Bedroom

13' 9" x 11' 5" ( 4.19m x 3.48m )

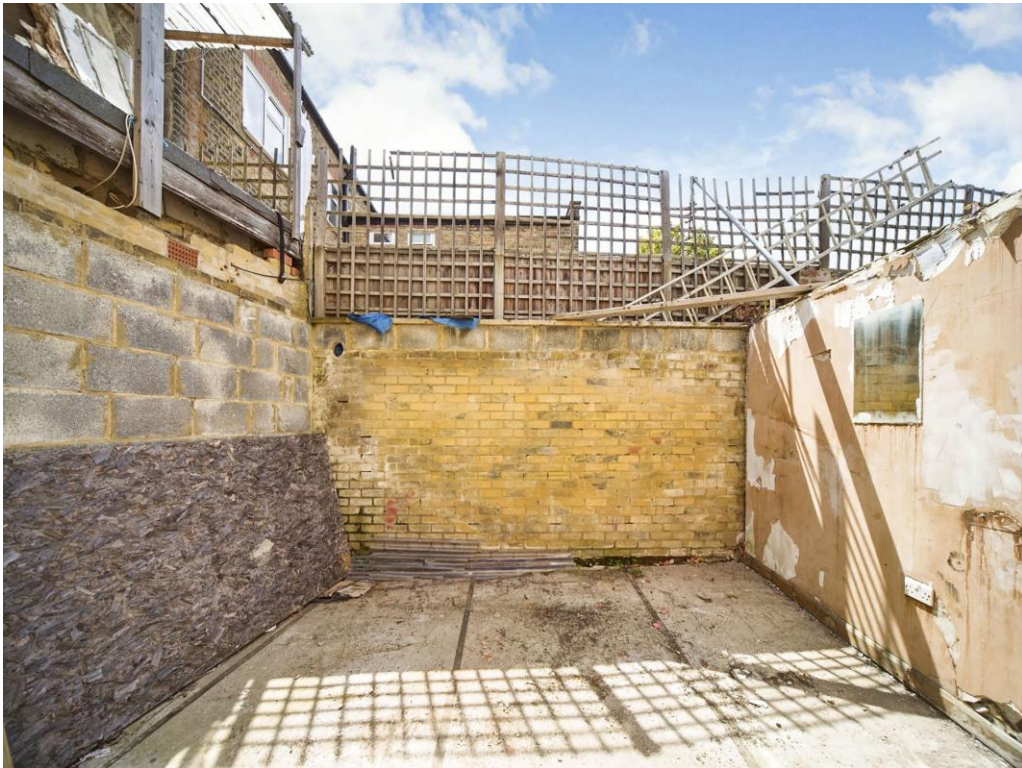
### Landing

### Kitchen / Reception / Bedroom

10' 9" x 26' 7" ( 3.28m x 8.10m )

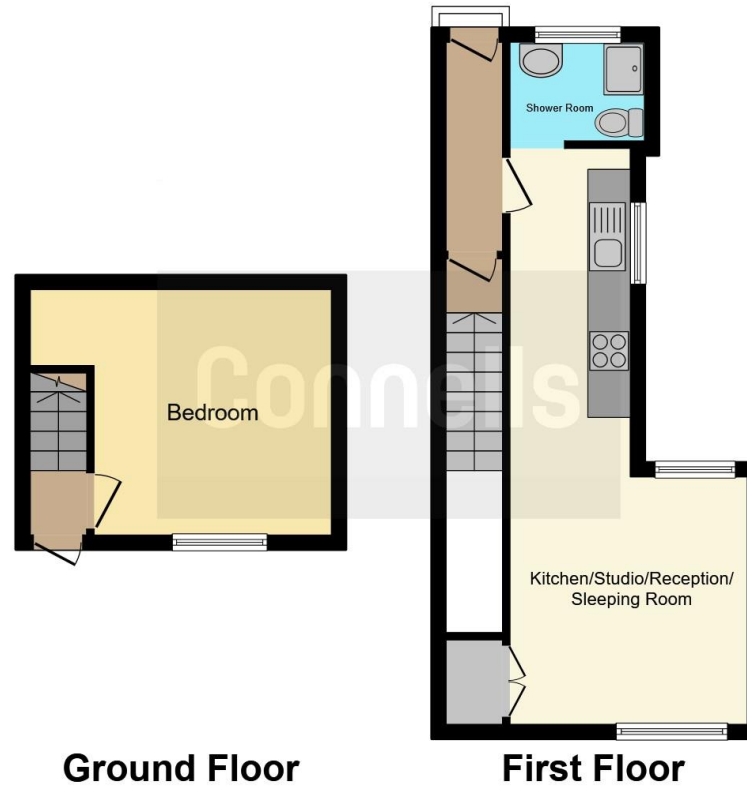
### Shower Room











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311013](http://connells.co.uk/Property/HRW311013)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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