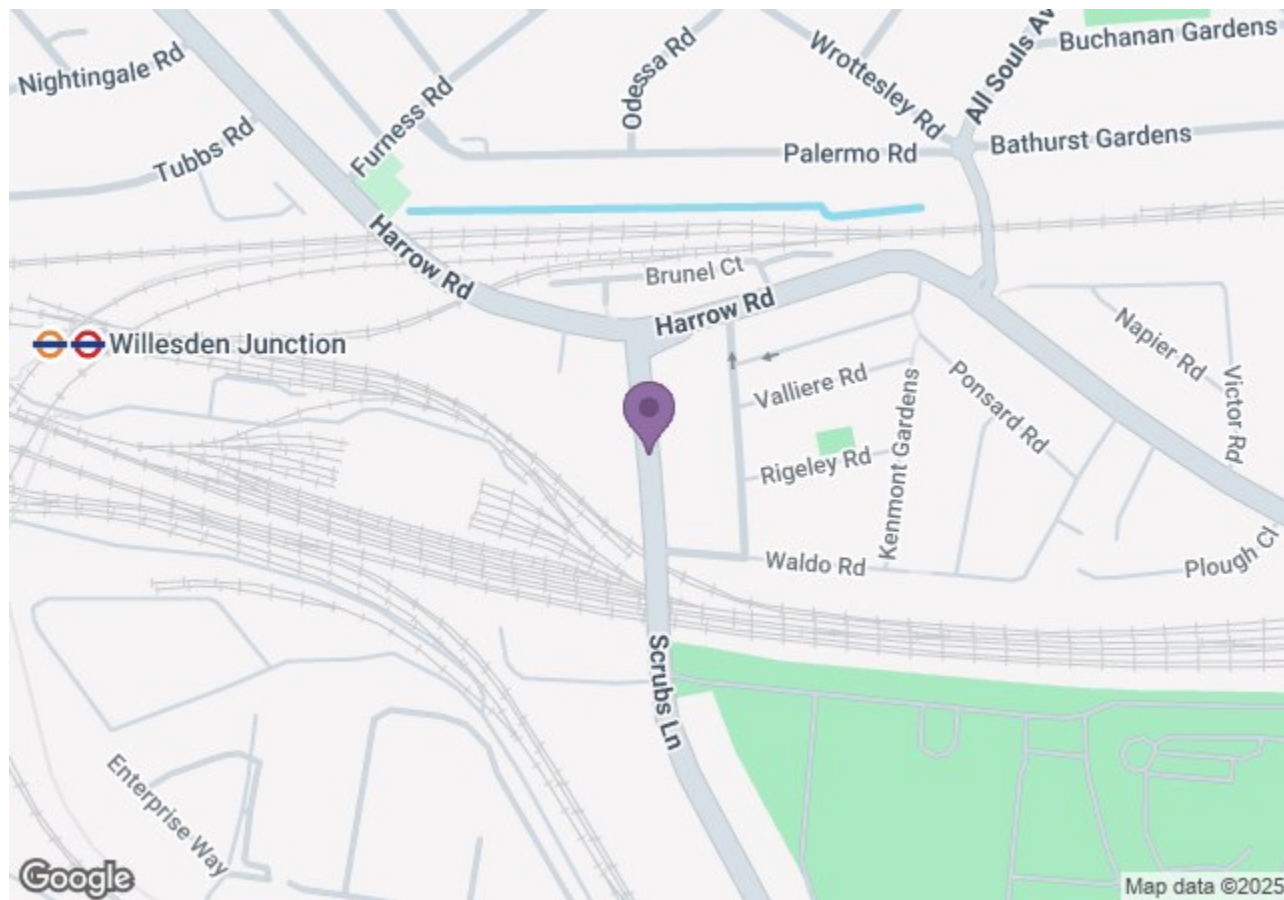




Harrow Road, London, NW10 5PA

Asking Price £215,000

Subject to Contract

- Lock-up shop in busy shopping parade
- Air conditioning
- 13 ft shop front
- Presently tenanted at £1200 pcm
- Outside space

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Harrow Road, NW10 5PA

Freehold lock-up shop in busy shopping parade... large glass frontage, split into two parts with a generous overall size of 706 sq ft of trading space. Benefiting from high ceilings, low voltage lighting, and wooden style floors, modern W.C and kitchenette.

Presently tenanted with an income of £1200 pcm, Lease ends June 2029 inside the act.

Well connected by road and transport links with a large residential area locally, soon to be Crossrail connected and within walking distance of Willesden Junction & Kensal Green train stations, local shops, bars/cafes, restaurants, and alternative transport links which include Shepherds Bush Westfield shopping centre.



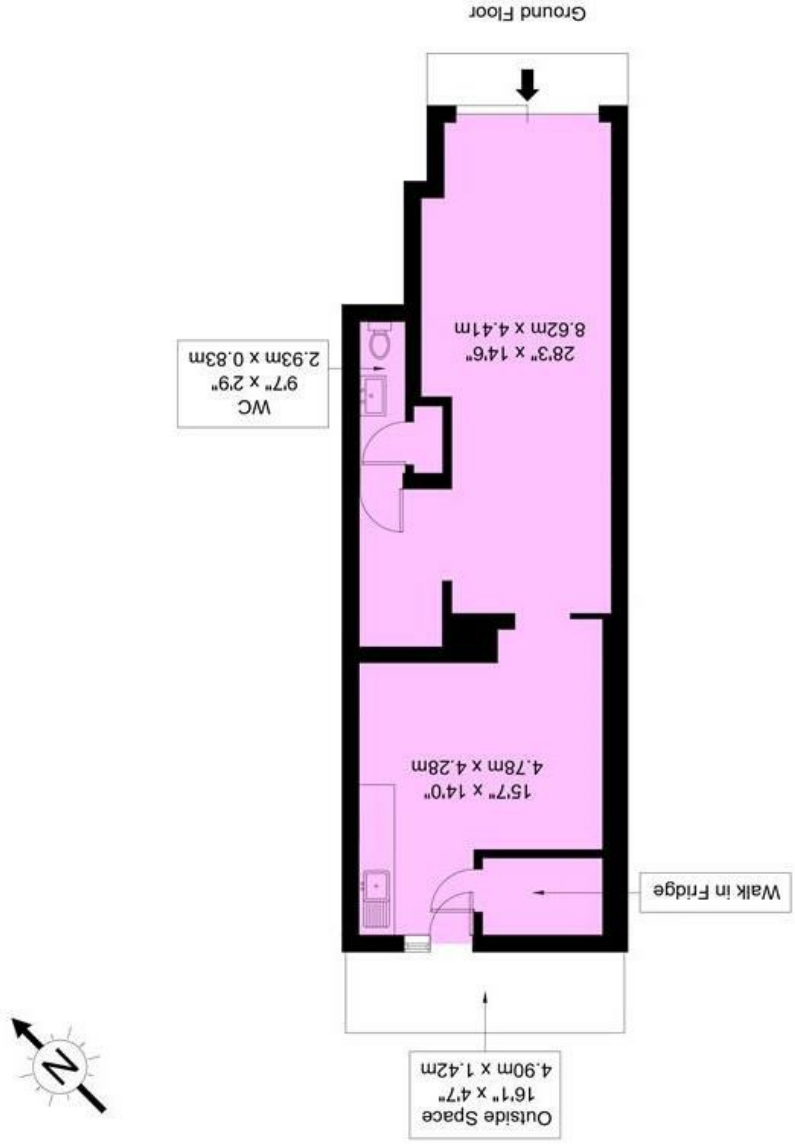
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Harrow Road, NW10 5PA

Approx Gross Internal Area = 58.70 sq m / 631 sq ft
Outside Space Area = 6.96 sq m / 74 sq ft
Total Area = 65.66 sq m / 706 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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