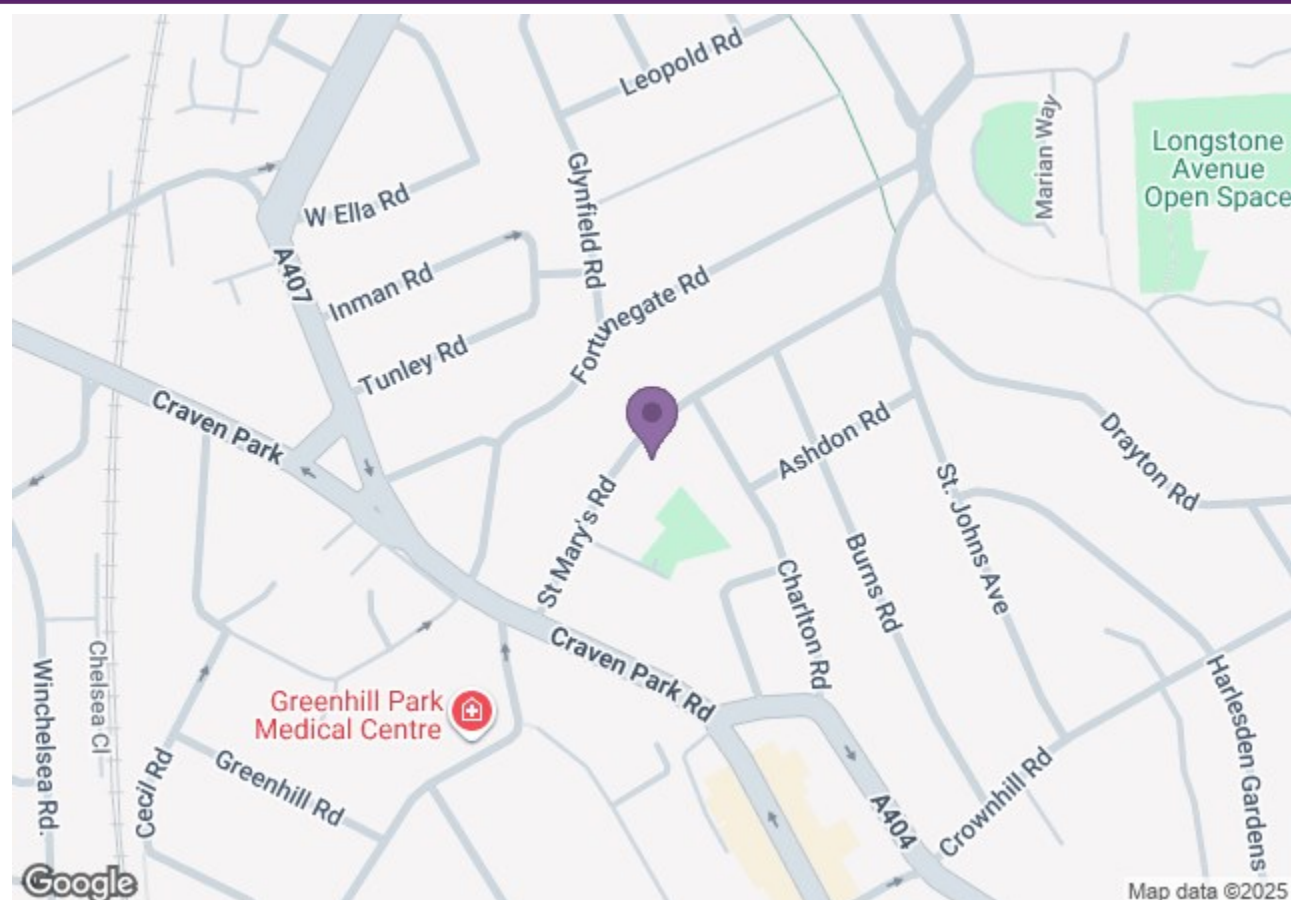




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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.



St. Marys Road, London, NW10 4AP

Asking Price £1,150,000

Subject to Contract

- A mixture of six modern rooms, some are self-contained
- Central communal kitchen with seating area
- Converted five years ago
- Maintained well
- HMO done well

Situated on the sought-after tree-lined road... this substantial three-storey House in Multiple Occupation (HMO) presents an excellent investment opportunity, currently generating an impressive annual income of £80,400. Refurbished to a high standard approximately five years ago, the property has been thoughtfully modernised to provide well-maintained and comfortable accommodation, ideally suited to professional tenants.

transport links.

This is a turnkey investment offering strong ongoing returns, and early viewing is highly recommended to fully appreciate its quality and potential.

Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Approx Gross Internal Area = 196.4 sq m / 2114 sq ft
Shed = 8.5 sq m / 91 sq ft
Total = 204.9 sq m / 2206 sq ft



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