





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- Central communal kitchen with seating area contained
- Converted five years ago
- HMO done well

Maintained well









**Tel:** +44 (0)2 8960 9988 **Fax:** +44 (0)2 8960 9989 Email: mail@warwickestateagency.co.uk 

69 Chamberlayne Road, London NW10 3ND

## St. Marys Road, NW10 4AB

If ps 3022 \ m ps 9.40\$ = lstoT If ps 19 / m ps 3.8 = b.8Approx Gross Internal Area = 196.4 sq m / 2114 sq ft

If there is any espect of particular importance, you should carry out or commission your own inspection of the property. with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan 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





## St. Marys Road, NW10 4AP

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

perfect for relaxation or socialising outdoors. opens directly onto a private rear garden alongside a bright shared seating area that integrated appliances and ample storage, benefit from a stylish communal kitchen featuring well-proportioned letting rooms. Residents space across three floors, comprising several The semi detached house offers generous living

transport links. as a variety of local cafés, bars, shops, and stations (Bakerloo Line and Overground), as well distance of Willesden Junction and Harlesden demand, the property is within easy walking popular area with consistently strong rental Located on a tree-lined residential street in a

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



Copyright

NAJ9

BLEU

Second Floor

Email: mail@warwickestateagency.co.uk

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







