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**Churchill & Mathesons**

High Street, London, NW10 4NE

Guide Price £2,500,000 Leasehold



**KEY FEATURES:**

- BLOCK OF FLATS CAN BE PURCHASED SEPARATELY
- TEN FLATS
- ABOVE A SHOP
- 999 YEARS LEASE
- TOWN CENTRE
- CLOSE TO TRANSPORT LINKS

URGENT SALE REDUCED, STARTING BIDS AT £2,500,000 MUST GO THIS MONTH!

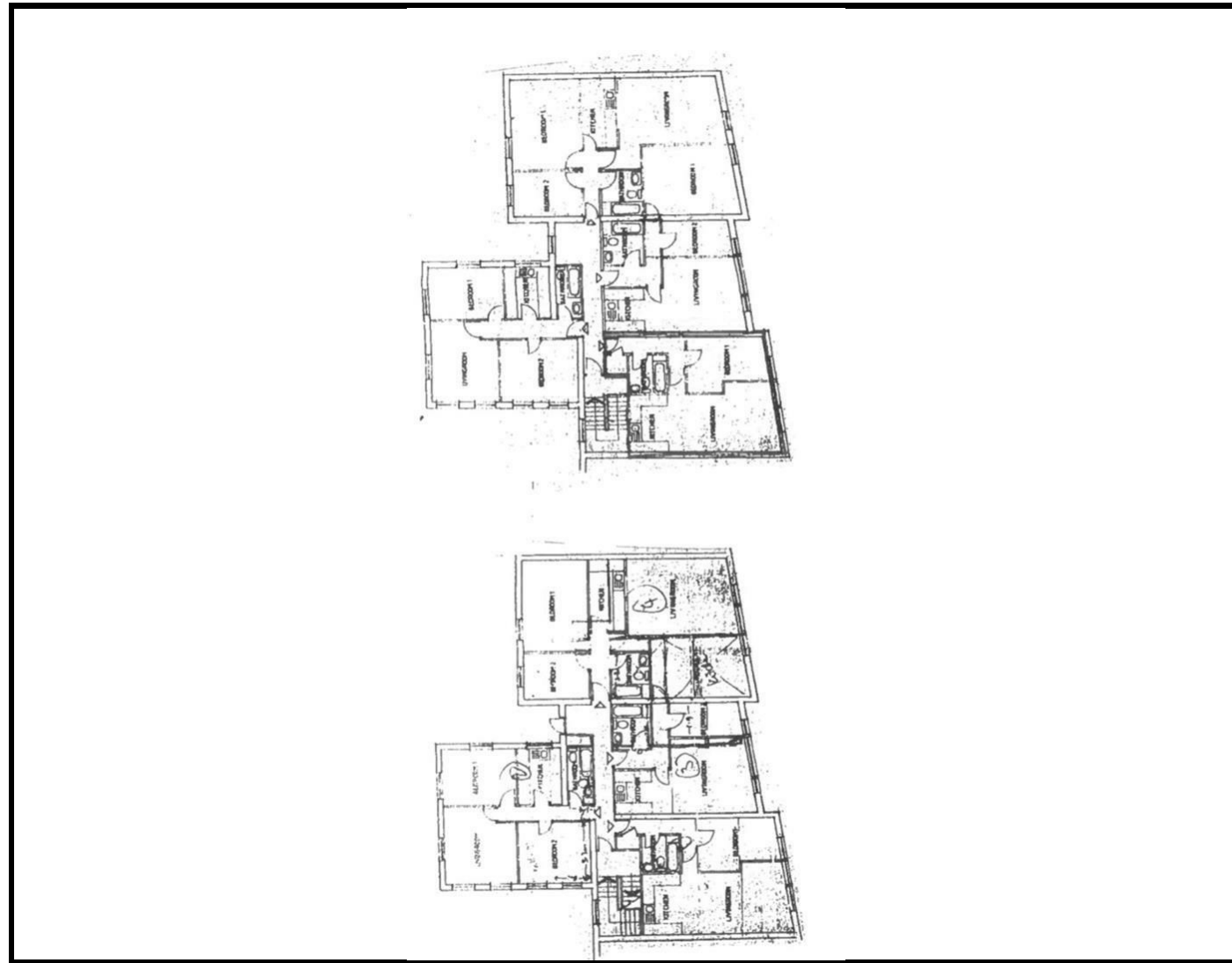
We are delighted to acquire this block of flats (10 flats) in Harlesden directly above a shop offering: 5 x 1 bedroom, 4 x 2 bedroom and 1 x 3-bedroom flats.

Flat 1 is 54 SQ/M, Flat 2 is 52 SQ/M, Flat 3 is 41 SQ/M, Flat 4 is 60 SQ/M, Flat 5 is 45 SQ/M, Flat 6 is 52 SQ/M, Flat 7 is 52, Flat 8 is 65 SQ/M, Flat 9 is 70 SQ/M and Flat 10 is 41 SQ/M.

Further benefits are the property has a 999-year lease with no service charge.  
The RENTAL INCOME circa £175,000pa

The flats are located next to local schools, shops, restaurants and independent cafes. Bus routes to Brent Cross, Willesden Green and Wembley are just moments away. Willesden Junction Station (London Overground & Bakerloo Line - Zone 3) offering frequent trains to Central London, East London and Watford. London Borough of Brent. Council Tax Band C.

There is going to be a huge Development to the rear of the building which would probably offer a huge windfall to the owners of the block of flats (further details are available)  
The shop downstairs (Way to save supermarket) who owns the freehold has recently been sold on a delayed completion has sold for £6.650m purely for the Development that will take place in the near future



**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>		
(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.