



High Street, Harlesden, London NW10 4SP

Asking Price £780,000 Freehold



**KEY FEATURES:**

- Excellent Investment Opportunity
- Freehold building
- Combo Retail & Residential
- Great Location
- Monthly Income
- Capital Growth

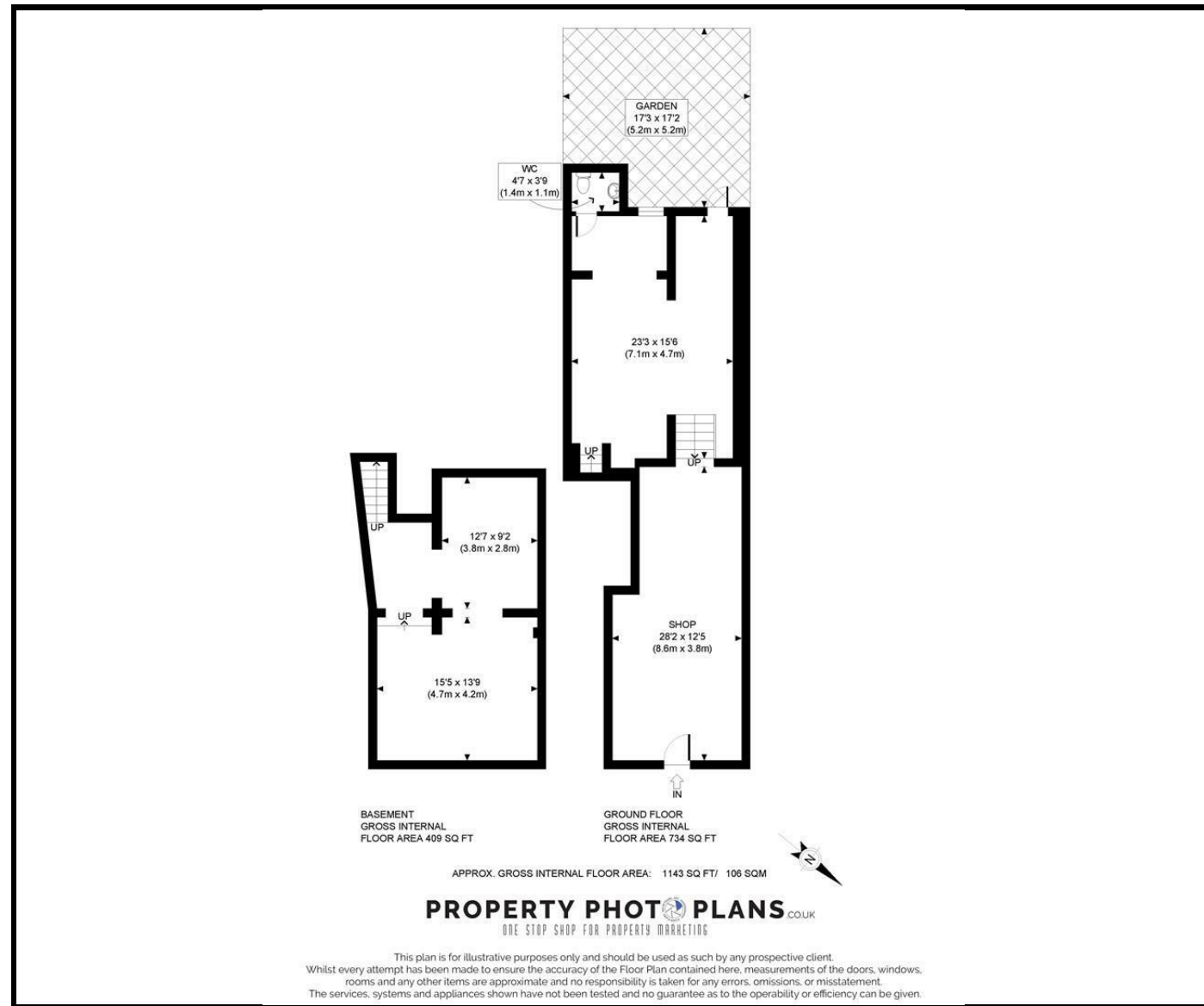
FREEHOLD BUILDING 1 x RETAIL SHOP & 1 x 4 BEDROOM FLAT FOR SALE

Churchill & Mathesons is proud to present this investment opportunity. The property comprising a large 1143sqft RETAIL STORE with a basement and court yard. (Rental £17,500pa) and a large 1295sqft, first, second floor FLAT comprising, 4 bedroom, 1 bathroom, 1 large reception room (Rental £27,600pa).

Situated in the prime location of Harlesden High Street. A strategic location with high foot traffic, making it highly visible and accessible to local residents and anyone visiting the area. Close to Willesden Junction, shops, restaurants, shopping centres and schools perfect for long term tenants upstairs.

This area is experiencing positive development and future capital growth. This means your investment will appreciate over time, increasing its overall value.

Call Churchill & Mathesons to book a viewing.



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>		
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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.