



3 Bedroom
All Souls Avenue, NW10

 **Portland**
Trusted, every step of the way

Offers In Excess Of £325,000
Leasehold

Cash Buyers Only – 9.38% Yield

Spanning an impressive 867 sq. ft., this three-bedroom apartment is ideally located within the sought-after Kensal Triangle.

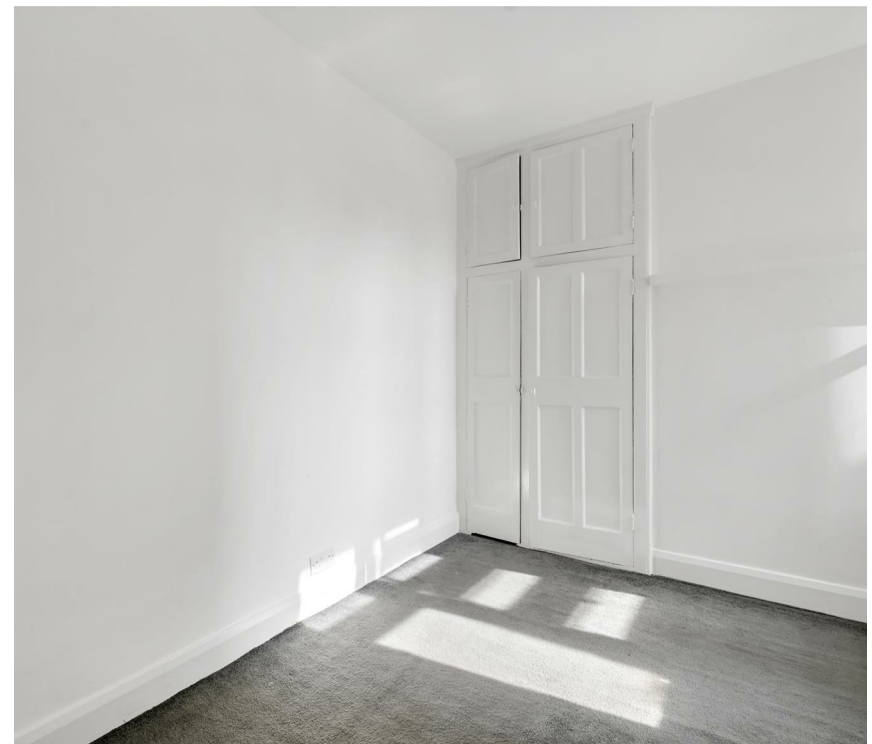
Offered with no onward chain and vacant possession, this bright first-floor apartment benefits from an abundance of natural light. The rare opportunity to secure three genuine double bedrooms is complemented by a generously sized reception room at the front of the property. A separate kitchen and family bathroom complete the accommodation, all set within a well-proportioned lateral layout.

The property is presented in fair condition, making it an excellent investment prospect. We estimate a rental income of £2,250–£2,500 pcm, equating to an impressive 9.38% yield at the asking price. Buyers should also note a previous survey has shown there is suspected Knotweed in a neighbouring property, a treatment plan is being organised currently at no expense to the new buyer.

All Souls Avenue is a popular residential road, stretching from Kensal in the south up to Willesden in the north. Green open spaces such as Roundwood Park are just a short stroll away, while the independent shops, cafés, and amenities of Sidmouth Parade and College Road are also within easy walking distance.

- Over 850sqft of accommodation
- Potential of 8.57% yield for buy to let investors
- Vacant possession
- Three double rooms
- Residents permit parking
- Roundwood Park a short stroll away
- First floor and flooded with natural light
- Positioned within the ever popular Kensal triangle
- Excellent investment
- Chain free





Portland

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GROSS INTERNAL AREA
80.6 sq m / 867 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
80.6 sq m / 867 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.5 sq m / 16 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

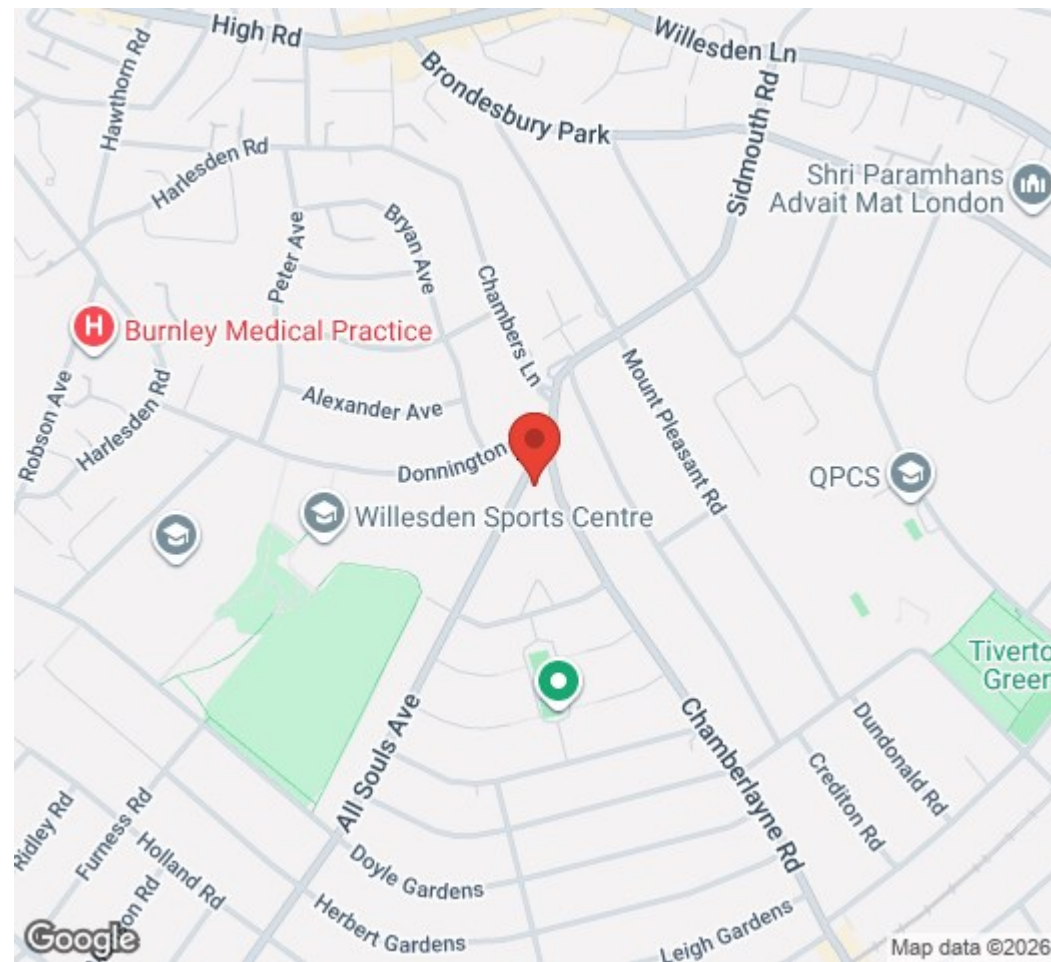


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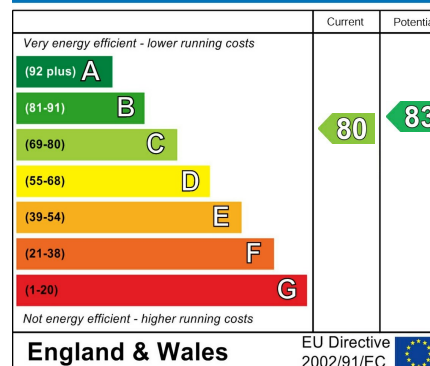
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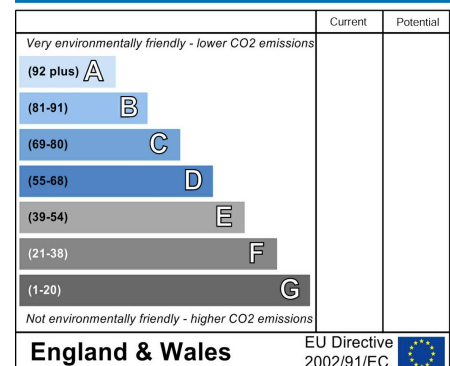
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.