



## SCRUBS LANE, COLLEGE PARK/KENSAL GREEN

LONDON, NW10 6AA

PRICE £399,950

RENTAL INVESTMENT PROPERTY CURRENTLY PRODUCING £21,600 PER ANNUM. This Ground Floor Garden Flat measuring 598 sq.ft (56 sq.m) is situated near to both Kensal Green & Willesden Junction stations and comprises 2 bedrooms (one with built in wardrobes), 18ft reception/open plan kitchen, bathroom/wc, 30ft garden and with double glazed windows/central heating. Tenure is Freehold (share of) and also has a long lease (983 years unexpired) currently running. The flat is offered subject to the existing (AST) tenancy at a current rent of £1800 pcm (£21,600 pa). Council Tax Band 'C' (London Borough of Hammersmith & Fulham). Annual service charge (June 2025/2026) £2121.66.

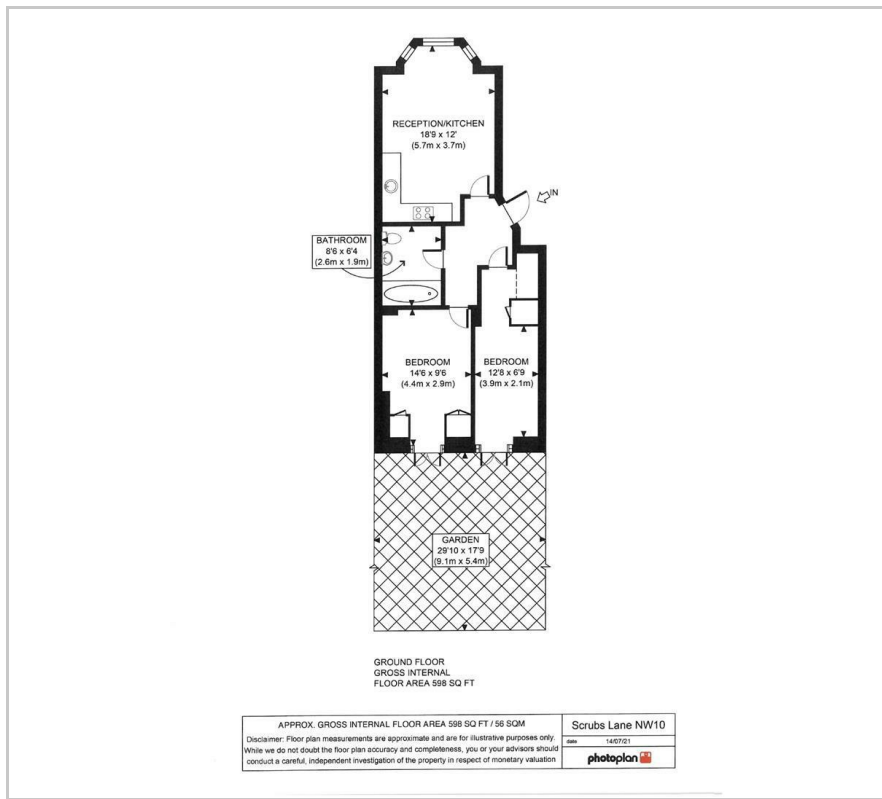
- RENTAL INVESTMENT PROPERTY
- GROUND FLOOR GARDEN FLAT
- 2 BEDROOMS
- LET AND PRODUCING £1800 PCM (£21,600 PA)
- NEAR TO KENSAL GREEN & WILLESDEN JUNCTION STATIONS
- FREEHOLD (SHARE OF)
- 598 SQ.FT (56 SQ.M)

### VIEWING

Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information



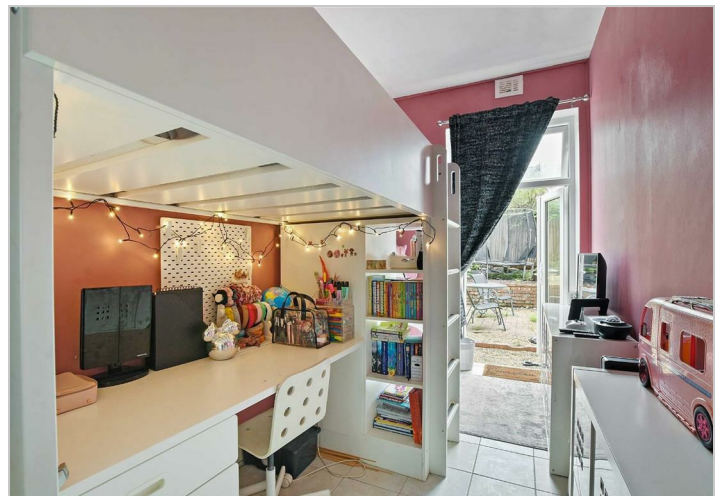
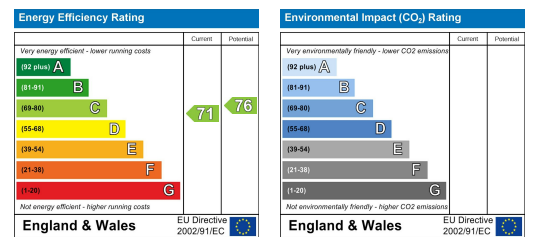
# FLOOR PLAN



# AREA MAP



# ENERGY EFFICIENCY GRAPH



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