



## 188 Kilburn High Road

Kilburn, London, NW6 4JD

Asking Price £1,000,000



A Residential Investment comprising 2 one bed and 1 two bed flats with en-suite shower rooms, held on 900+ year leaseholds. Currently rented to LB Brent Council at more than £120,000 per annum

## 2 Bed flat on First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Tenancy

The flat currently let on a nightly basis with an income of £55,115 per annum (assuming full occupancy each night).

EPC Rating  
D

## LEASEHOLD

The property is held on a 999 year lease from 25th March 2001 (approximately 974 years unexpired).

## LOCATION

The property is situated on Kilburn High Road close to local shops and amenities. The open space of Kilburn Grange Park is within easy reach. Transport links are provided by Kilburn underground station (Jubilee line) and Kilburn High Road rail station.

## TENANCY

A Residential Investment Comprising 3 flats 900+ year leasehold Self-Contained Studio Flats. Rented to Brent Council at around £115,000 per annum  
Early viewing is recommended.

## ACCOMMODATION

First Floor 3 x studio flats with en-suites  
Second Floor 2 x studio flats with en-suites

## 1 Bed flat on Second Floor

Second Floor  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
Tenancy

The flat currently let on a nightly basis with an income of £33,945 per annum (assuming full occupancy each night).

EPC Rating  
C

## 2 Bed flat on Second floor

Reception Room  
Kitchen  
Bedroom  
Bathroom  
Tenancy

The flat currently let on a nightly basis with an income of £33,945 per annum

EPC Rating  
C

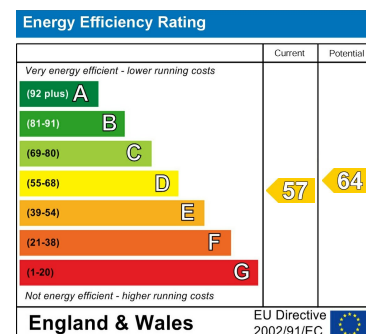
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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