



P
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8.00am - 6.00pm

Dexters
01273 875775
1st flr
HOUSE

Lampards

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14a Lonsdale Road,
Queens park,
NW6 6RD

Walm Lane, London, NW2

£1,695,000

 7  6  3



Walm Lane, NW2
Prime Freehold Investment Opportunity

An excellent opportunity to acquire a substantial semi detached period building arranged as six self contained flats in a highly sought after NW2 location, just a six minute walk to Willesden Green station.

The property comprises:

Three studio flats with separate kitchens

Two one bedroom flats

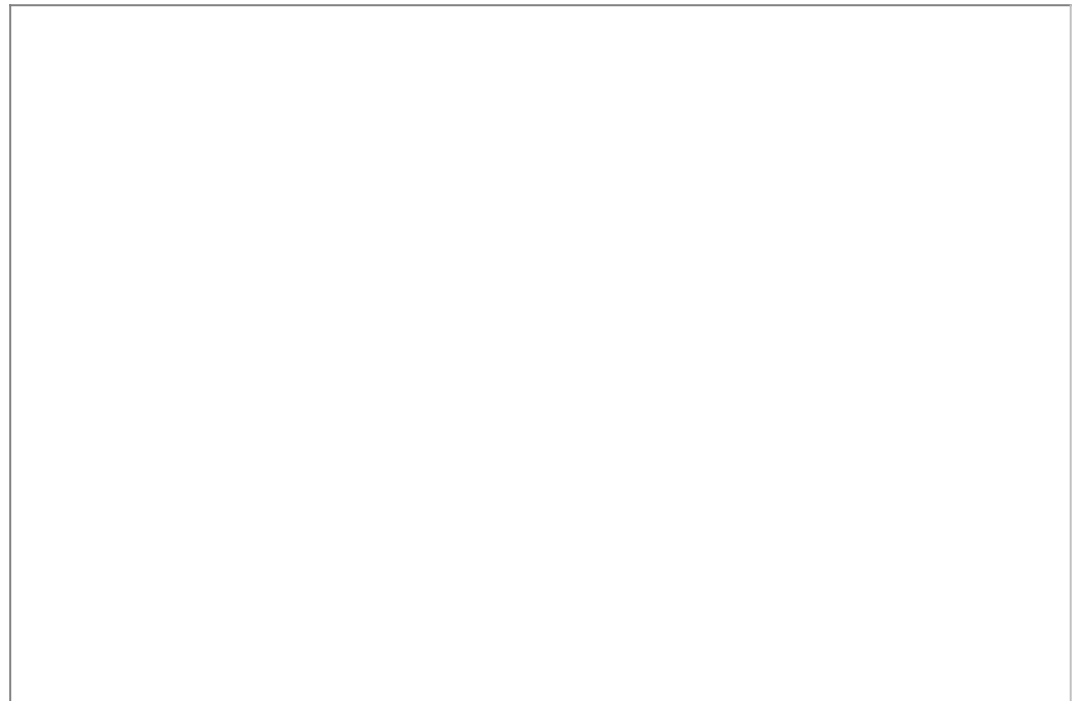
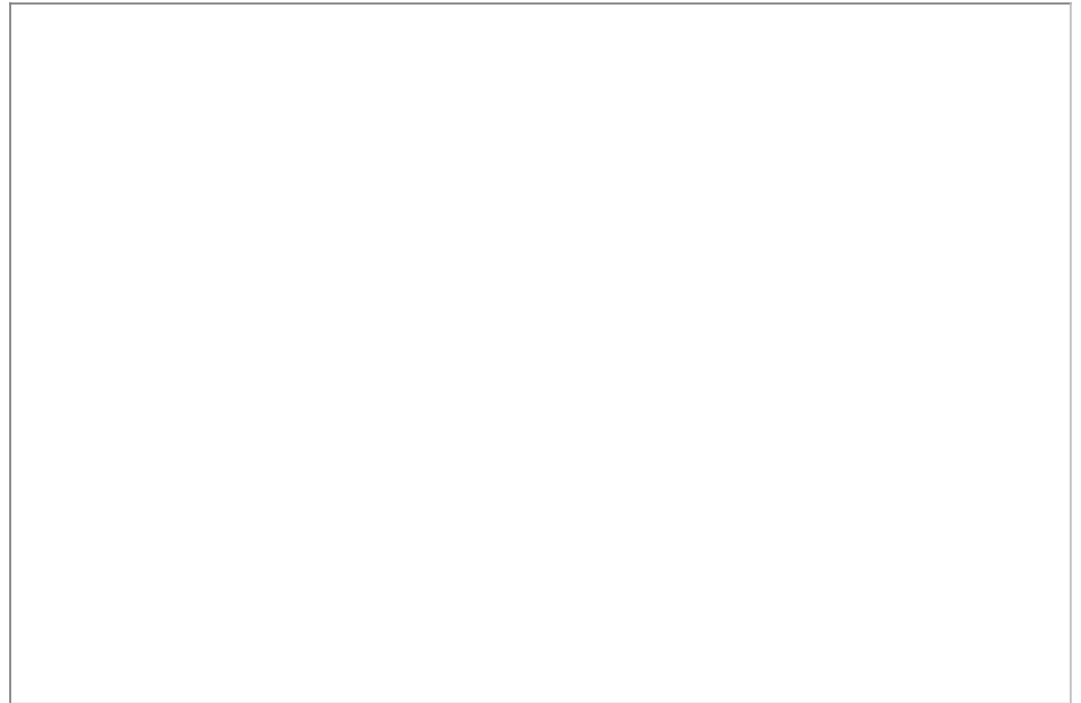
One two bedroom flat

The building has been held in long term ownership and professionally operated, with each unit benefiting from separate council tax assessments and individual utility arrangements. A purchaser can therefore continue letting immediately with minimal transition.

The property currently generates in excess of £8,680 per calendar month, equating to over £104,160 per annum, representing a circa 6% yield at the asking level. There is scope to increase the rental income further, subject to market conditions.

Positioned on Walm Lane, moments from shops, cafés and local amenities, and with fast Jubilee Line connections into Central London, the building benefits from consistently strong tenant demand.

A rare opportunity to secure a well configured, income producing freehold asset in a prime Zone 2 location.



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Walm Lane, NW10

Flat A - 25.2 sqm...271 sqf
Flat B - 42.3 sqm...455 sqf
Flat C - 23.3 sqm...250 sqf
Flat D - 45.3 sqm...488 sqf
Flat E - 22.1 sqm...238 sqf
Flat F - 38.3 sqm...412 sqf



- Income exceeding £8,680 per calendar month.
- Over £104,160 per annum.
- Circa 6% yield with scope to enhance returns.
- Freehold semi detached building.
- Arranged as six self contained flats.
- Three studios with separate kitchens.
- Two one bedroom flats and one two bedroom flat.
- Separate council tax assessments and utilities.
- Six minute walk to Willesden Green station.
- Prime Zone 2 location with strong tenant demand.

