

WENLOCK & TAYLOR

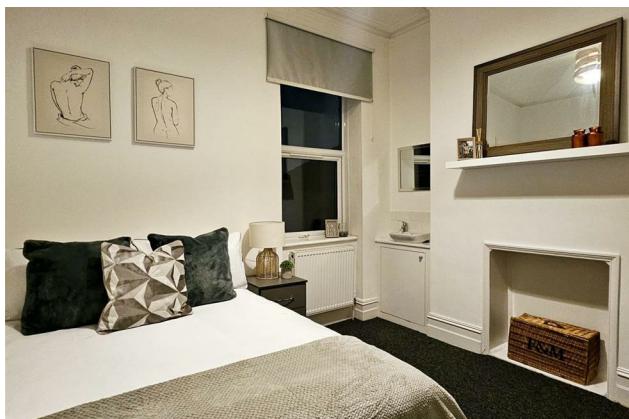


CHAMBERLAYNE ROAD, KENSAL RISE
LONDON, NW10 3ND
PRICE £825,000



CHAMBERLAYNE ROAD, KENSAL RISE, LONDON, NW10 3ND

EXCELLENT BUY-TO-LET INVESTMENT OPPORTUNITY (Pre-current tenancy photographs shown). This 1156 sq/ft (107 sq.m) approx First & Second Floor Flat (with own street entrance) comprises 6 bedsit rooms (2 with en-suite shower/wc's) kitchen/breakfast room, bathroom/wc and is offered subject to the Assured Shorthold Tenancies. Current gross rental income is £6,430 pcm (£77,160 per annum), the property has a Brent Council HMO Licence and also planning consent for conversion of the loft space to create a self-contained studio with en-suite shower/wc and kitchenette. Situated above Commercial property in the centre of Kensal Rise and moments from Kensal Rise (Mildmay Line) station. Tenure is Leasehold (178 years unexpired) and the Council Tax band is 'C'.



ENTRANCE, STAIRS & LANDING

TO FIRST FLOOR (REAR)
with high level mounted cupboard containing electric meter.

KITCHEN/BREAKFAST ROOM
with light oak wood flooring.

BATHROOM/WC
with white suite.

STAIRS UP TO UPPER

FIRST FLOOR LANDING

BEDSIT 1 (MIDDLE)
This room is Let on a one year AST from 28th February 2025 at a rental of £1,067.00 pcm.

BEDSIT 2 (FRONT LEFT)
This room is Let on a one year AST from 1st February 2025 at a rental of £1,067.00 pcm.

BEDSIT 3 (FRONT RIGHT)
This room is Let on a one year AST from 27th March 2025 at a rental of £1,067.00 pcm.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

STAIRS UP TO SECOND FLOOR
with access to loft space, window overlooking rear addition roof.

BEDSIT 4 (MIDDLE)

This room is Let on a one year AST from 27th February 2025 at a rental of £1,067 pcm.

BEDSIT 5 (FRONT LEFT)

This room is Let on a one year AST from 11th February 2025 at a rental of £1,067 pcm.

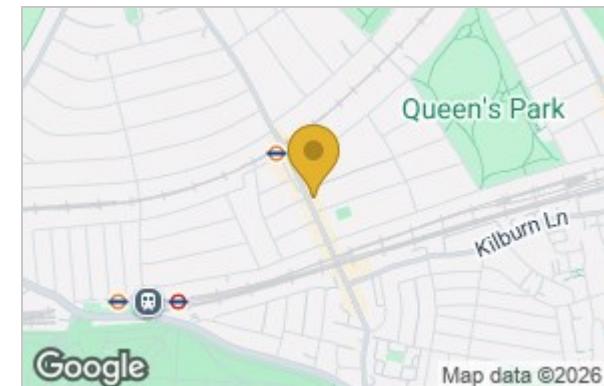
BEDSIT 6 (FRONT RIGHT)

This room is Let on a one year AST from 10th March 2025 at a rental of £1,067 pcm.

TENURE

The tenure is Leasehold for a term of 215 years from 25th December 1988 (therefore 178 years unexpired).

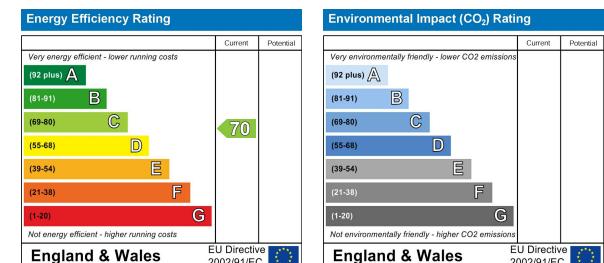
AREA MAP



FLOOR PLAN



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.