



St. Marys Road, London, NW10 4AP

Asking Price £1,100,000

Subject to Contract

- A mixture of six modern rooms, some are self-contained
- Central communal kitchen with seating area
- Converted five years ago
- Maintained well
- HMO done well

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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# St. Marys Road, NW10 4AB

Approx Gross Internal Area = 196.4 sq m / 2114 sq ft  
 Shed = 8.5 sq m / 91 sq ft  
 Total = 204.9 sq m / 2206 sq ft



Ref :  
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**BLUE PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## St. Marys Road, NW10 4AP

Situated on the sought-after tree-lined road... this substantial three-storey House in Multiple Occupation (HMO) presents an excellent investment opportunity, currently generating an impressive annual income of £80,400. Refurbished to a high standard approximately five years ago, the property has been thoughtfully modernised to provide well-maintained and comfortable accommodation, ideally suited to professional tenants.

The semi detached house offers generous living space across three floors, comprising several well-proportioned letting rooms. Residents benefit from a stylish communal kitchen featuring integrated appliances and ample storage, alongside a bright shared seating area that opens directly onto a private rear garden — perfect for relaxation or socialising outdoors.

Located on a tree-lined residential street in a popular area with consistently strong rental demand, the property is within easy walking distance of Willesden Junction and Harlesden stations (Bakerloo Line and Overground), as well as a variety of local cafes, bars, shops, and transport links.

This is a turnkey investment offering strong ongoing returns, and early viewing is highly recommended to fully appreciate its quality and potential.



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