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Churchill & Mathesons

Craven Park Road, London, NW10 4AE

Asking Price £1,300,000 Freehold



KEY FEATURES:

- FREEHOLD MIXED-USE BUILDING
- 3,593 SQFT
- 1 X COMMERCIAL SHOP
- 5 X FLATS
- RENTAL INCOME £120,000 PA
- GOOD LOCATION
- CLOSE TO WILLESDEN JUNCTION
- GREAT BUS ROUTES
- CLOSE TO RESTAURANTS, SCHOOLS ETC

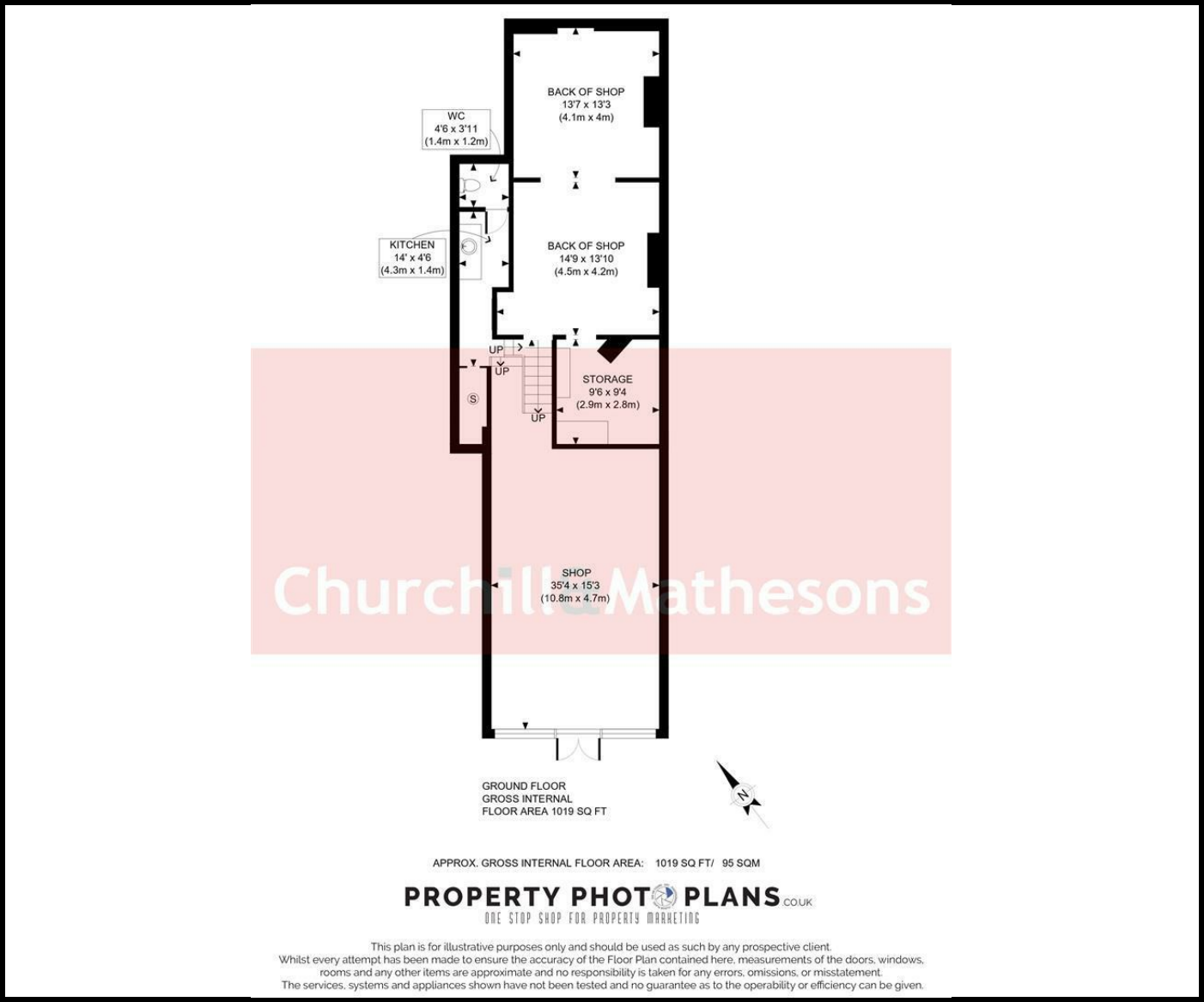
Found on Craven Park, London, NW10, this impressive 3,593sqft FREEHOLD building offers a unique blend of commercial and residential units. The building boasts an abundance of space, featuring 1 x 1,100sqft Commercial Shop, and 5 flats consisting of 1 x Studio and 1 x 1 Bed, 1 Rec, OSS, 1 x 2 Bed, Reception/Kitchen, OSS, 1 X 2 Bed, 1 Rec, OSS, and 1 x 1 Bed, 1 Rec all with own Kitchen, Bathroom or Shower Room.

Rental Income circa £100,000pa

In addition to the existing layout, this property presents an exciting development opportunity. The inclusion of the commercial space, along with five flats, opens the door to various possibilities, whether you are looking to invest or create a bespoke living arrangement.

This property is priced to sell and will go fast. With its versatile layout and prime location, this building is a rare find at this price in the heart of NW10. Whether you are looking for a hassle-free investment with great rental income or a refurbish/development opportunity the sky is the limit.

Book your viewing today, don't procrastinate or you will lose out.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.