



Nightingale Road, NW10

£1,200,000

An attractive opportunity to acquire a recently refurbished three-storey terraced property, arranged as two self-contained residential units comprising a two-bedroom garden flat and a three-bedroom upper maisonette.

The property offers investors the opportunity to acquire a ready-to-let residential investment with two separate units, providing diversification of rental income and the potential for future capital appreciation.

The ground floor comprises a two-bedroom garden flat, benefiting from direct access to a private garden. Garden flats remain particularly attractive to tenants seeking additional outdoor space while retaining access to London's extensive employment and transport network. The upper floors provide a three-bedroom maisonette, offering well-proportioned family accommodation. The configuration provides an attractive rental proposition and gives an investor the flexibility to retain the property as a two-unit investment or consider future changes to the configuration, subject to the necessary planning and statutory consents.

The property has been recently refurbished, meaning an incoming investor can benefit from the existing improvements without taking on the significant initial capital expenditure associated with a full refurbishment.

Tenure - Freehold HM Land Registry Number MX307724

Features

- Freehold investment opportunity
- Recently refurbished
- Two self-contained residential units
- 2-bedroom garden flat
- 3-bedroom upper maisonette
- Suitable for investors seeking immediate income
- Opportunity to hold as a long-term residential investment

58 Nightingale Road, London NW10 4SA Floor Plan



Total area (approx.): 169.2 sq. m (1,821.1 sq. ft)
(Excluding Eaves)