




HIGH ROAD, WILLESDEN  
LONDON, NW10 2SG  
PRICE £975,000

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HIGH ROAD, WILLESDEN, LONDON, NW10 2SG

COMMERCIAL/RESIDENTIAL PART VACANT INVESTMENT PROPERTY. This substantial extended three storey property comprises a Shop sub-divided into two separate units (one currently vacant and the other Let). There are two residential flats arranged as 1) a Vacant Rear Ground & First Floor Flat comprising 3 bedrooms, extended rear reception and kitchen/dining room, bathroom/wc, shower/wc and 2) a Second Floor 2 bedroom flat currently Let but with anticipated vacant possession at the end of June 2026. To the rear is an irregular shaped garden with garage/store and sole access pathway leading to Maybury Gardens. The property is situated in an established parade on this busy High Road, a short walk from the Willesden Library complex, Sainsburys Superstore and Willesden Green (Jubilee Line) station. Tenure is Freehold (subject to the existing (Shop) tenancy).



**GROUND FLOOR SHOP(S)**

Shop sub-divided into two separate units :  
Shop A - Vacant possession. EPC rating 'B'  
Shop B - (Trading as a computer repairs shop)  
Let on a 1-year Lease from 25th March 2010 (tenant holding over.) Current rent details provided upon inquiry.

**RESIDENTIAL FLATS**

**(REAR) GROUND & FIRST FLOOR FLAT (B)**  
COMMUNAL MAIN DOOR ENTRANCE : leading to

FLAT ENTRANCE & HALLWAY : with laminate flooring, understairs cupboard.

EXTENDED KITCHEN/DINING ROOM : 12'8 (3.9m) x 10'1 (3.04m) with double glazed patio doors to garden, central heating boiler.

SHOWER/WC : with built in shower cubicle, wash hand basin, wc, bidet.

STAIRS UP TO EXTENDED FIRST FLOOR LANDING/RECEPTION :

RECEPTION : 18'4 (5.48m) x 12'8 (3.9m) with double glazed windows.

BATHROOM/WC : with white suite comprising bath, wash hand basin, wc, bidet.

BEDROOM 1 : 13'4 (3.96m) x 11'4 (3.5m) with built in wardrobes, double glazed windows.

BEDROOM 2 : 14'6 (4.4m) x 12'2 (3.7m) with built in wardrobes, double glazed windows, inset sink.

BEDROOM 3 : 11'1 (3.35m) x 6'3 (1.9m)

**SECOND (TOP) FLOOR FLAT**  
COMMUNAL MAIN DOOR ENTRANCE & STAIRS UP TO SECOND FLOOR :

FLAT ENTRANCE & HALLWAY :

RECEPTION : 13'6 (3.96m) x 11'7 (3.5m)

BEDROOM 1 : 14'10 (4.5m) x 12'3 (3.7m)

BEDROOM 2 : 11'10 (3.35m) x 6'5 (2m)

EAT-IN KITCHEN : 12'7 (3.8m) x 8'11 (2.7m)

SHOWER/WC : with built in shower cubicle, pedestal wash hand basin, wc.

This flat is Let on a 1-year AST Agreement from 1st August 2017 (now periodic) with vacant possession anticipated at the end of June 2026.

**GARDEN**

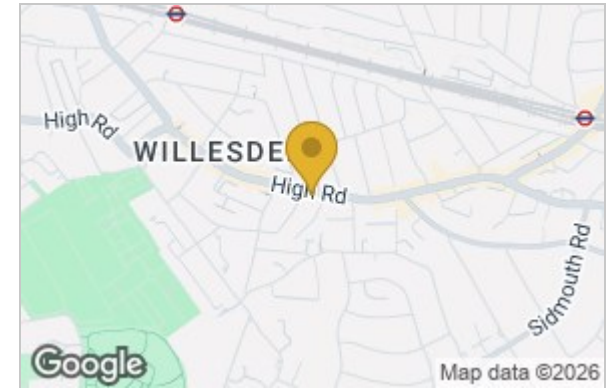
At rear 30ft (visual estimate) irregular shape with garage/store and private path/access to Maybury Gardens.

**TENURE**

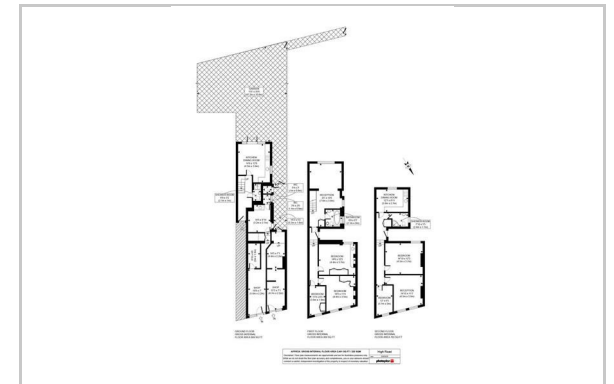
The tenure is Freehold (subject to the existing (shop) tenancy).

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

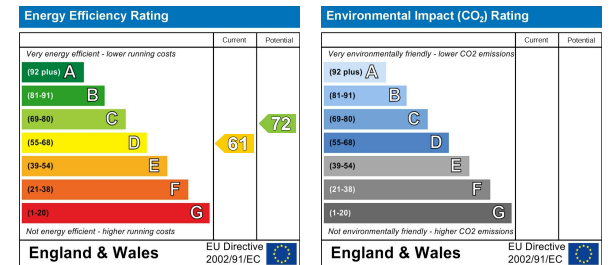
AREA MAP



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.

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