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Churchill&Mathesons

Craven Park Road, London, NW10 8QD

Asking Price £3,500,000 Freehold



KEY FEATURES:

- INVESTORS ONLY
- FREEHOLD BUILDING
- 5400 SQFT
- COMMERCIAL X 1 OR 2
- RESIDENTIAL X 10 FLATS
- INCOME CIRCA £220,000 PA
- MAKE AN OFFER...

CALLING INVESTORS LOOKING FOR A GREAT DEAL!

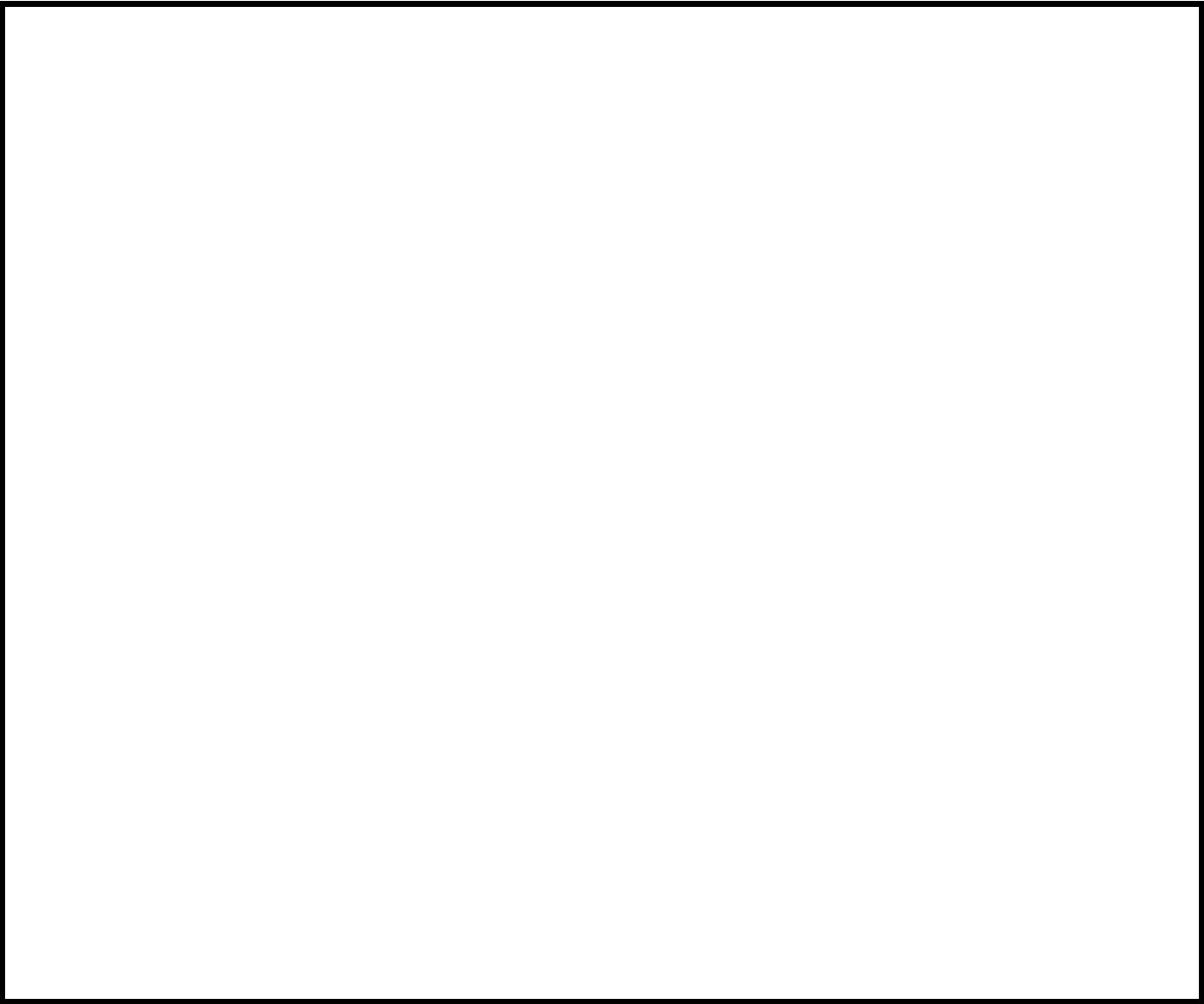
Found on Craven Park Road, NW10 London, this remarkable FREEHOLD property covers three floors, comprising two separate blocks and presents an exceptional opportunity for discerning investors. Spanning an impressive 5,407 sqft this expansive property boasts a mix of commercial and well-maintained residential flats that include:


Ground Floor Commercial: Class E use - 2295sqft incl basement  
1st Floor Residential: 4 x 1 Bed, 1 Reception/Kitchen, 1 Bathroom  
2nd Floor Residential: 4 x 1 Bed, 1 Reception/Kitchen, 1 Bathroom  
3rd Floor Residential: 2 x 2 Bed, 1 Reception, 1 Kitchen, 1 Bathroom


The property is not only a spacious residence but also a lucrative investment, generating an estimated annual income of approximately £220,000. This attractive income potential makes it an ideal choice for those looking to expand their property portfolio or enter the rental market.

The location offers excellent transport links and a wealth of local amenities, ensuring convenience for residents. With its combination of size, functionality, and income potential, this flat on Craven Park Road is a rare find in the bustling heart of London. Do not miss the chance to explore this outstanding investment opportunity.





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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.