



Churchill & Mathesons

High Street, Harlesden, London NW10 4SP

Asking Price £760,000 Freehold



KEY FEATURES:

- Excellent Investment Opportunity
- Freehold building
- Combo Retail and Residential
- Great location
- Monthly Income
- Capital Growth

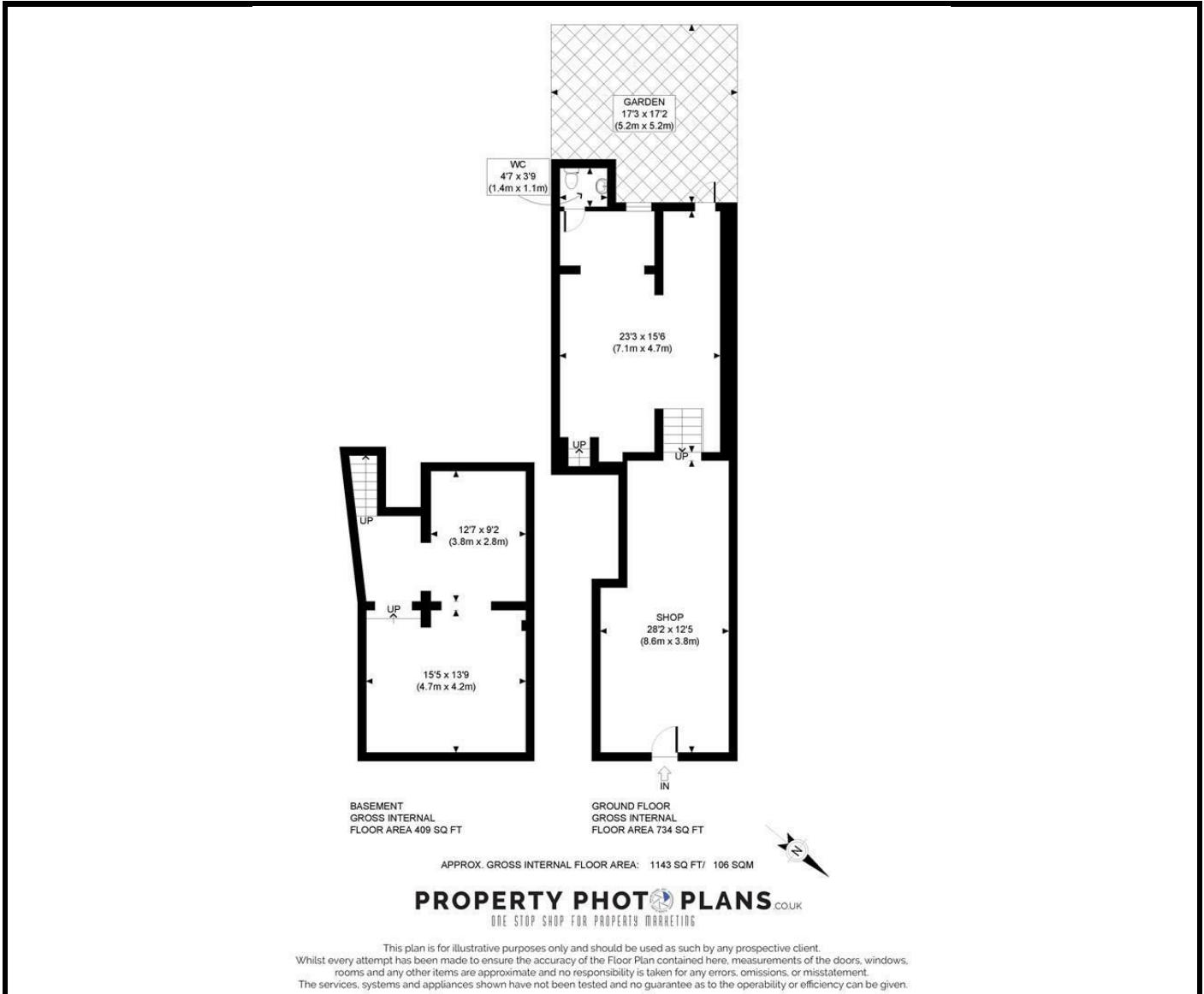
FREEHOLD BUILDING 1 x RETAIL SHOP & 1 x 4 BEDROOM FLAT FOR SALE

Situated on the bustling High Street in Harlesden, NW10 4SP, this property offers a fantastic investment opportunity for those seeking a balance of commercial and residential space. Boasting an impressive 2,438 sq ft, this freehold property features a unique combination of retail and residential space.

The 1,295 sqft flat boasts, 4 bedrooms, 1 large living room, 1 bathroom and well appointed kitchen, the residential area spans over 2 floors, offering a comfortable living space. Rental income £27,600pa

The retail space, spanning 1143 sq ft, includes a large shop area with a spacious back room a basement ideal for storage or additional workspace and a outside courtyard. Rental income £17,500pa

Overall, this property presents a rare opportunity to own a versatile space that caters to both commercial and residential needs. Don't miss out on the chance to make this property your own and unlock its full potential in the heart of Harlesden.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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 +/- 5%. 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.