166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
E: sales@churchillmathesons.com
**www.churchillmathesons.com**

Churchill&Mathesons

High Street, London, NW10 4LT

Asking Price £240,000 Leasehold

## KEY FEATURES:

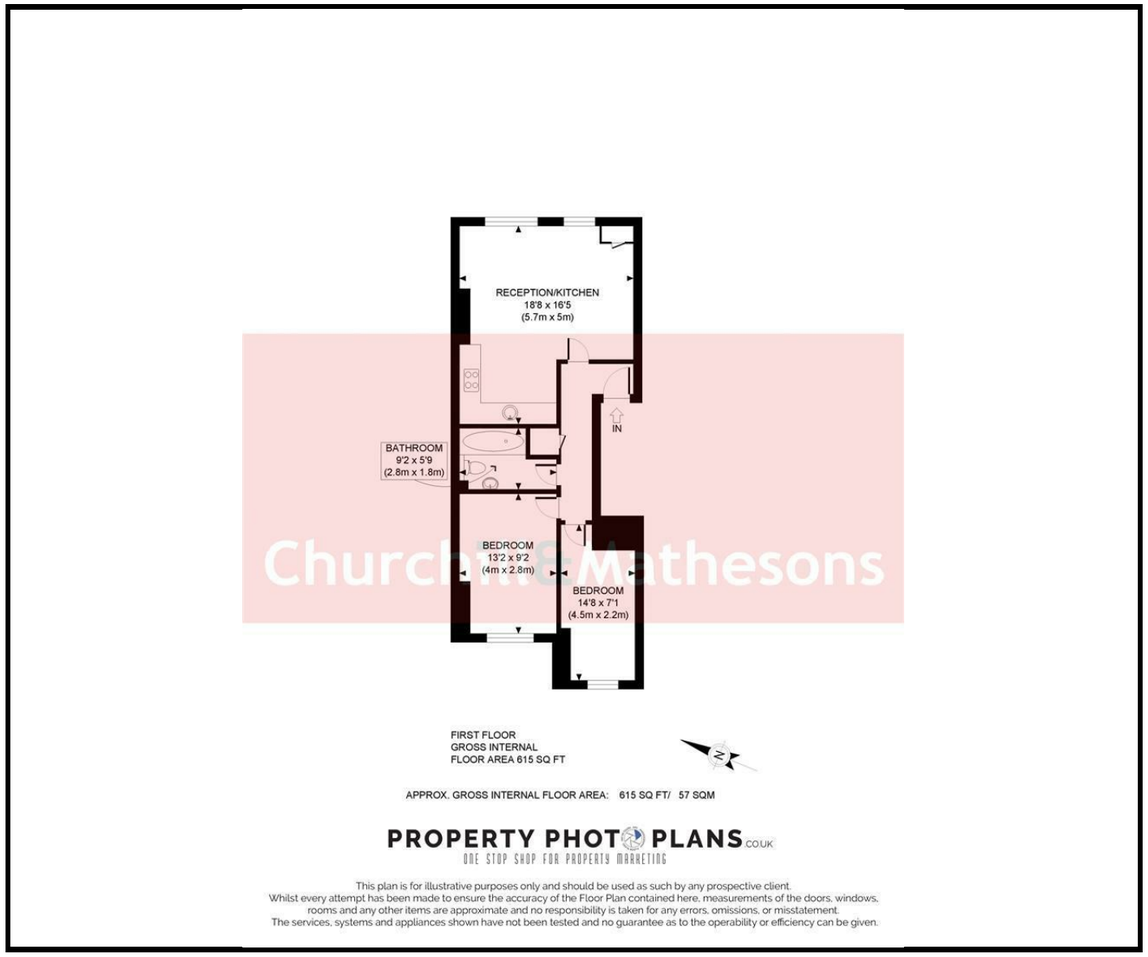
- INVESTORS 8% YIELD
- NO WORKS NEEDED
- 1ST FLOOR
- 2 BEDROOM
- 1 BATHROOM
- OPEN PLAN LIVING
- TOWN CENTRE
- TRANSPORT BUSSES AND TRAINS

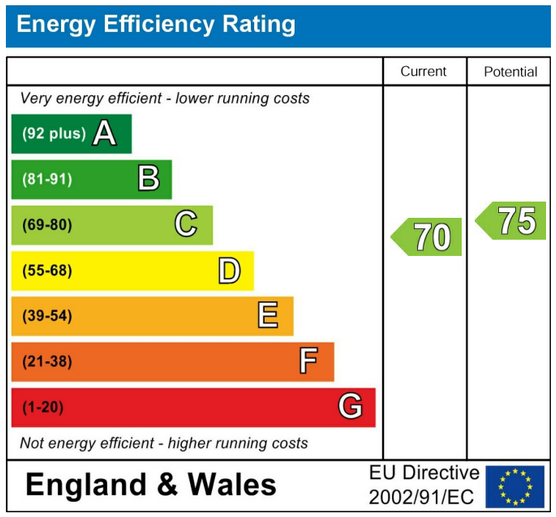
CALLING INVESTORS or BUY TO LET 8% ROI

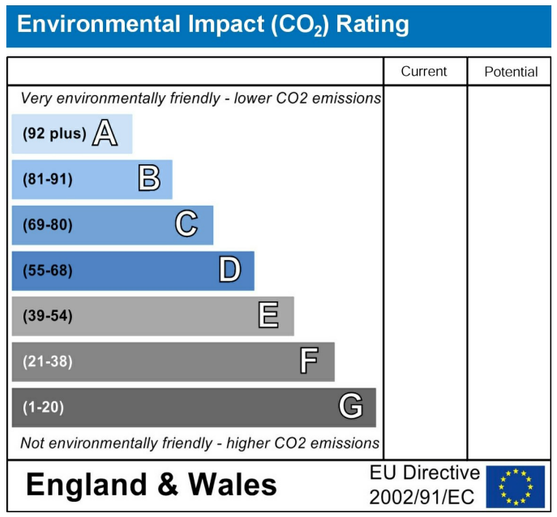
Investment property for sale, current rental £20,020pa. This beautifully decorated 1st floor flat is the perfect investment giving a 8% Gross yield. Spanning an impressive 615 sqft, the property features a well-appointed open plan kitchen, diner, living room, 2 bedrooms, and a fully tiled bathroom. The layout is thoughtfully designed to maximize natural light, creating a warm and welcoming atmosphere throughout.

Excellent transport links ensure that the rest of London is easily accessible. the vibrant community with an array of shops, cafes, and restaurants on your door step make this flat an easy let opportunity for years to come.

Whether you are looking for a buy-to-let or living there in the future this flat is sure to impress with its prime location and comfortable living spaces.

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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.