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Churchill & Mathesons

St Johns Avenue, London, NW10 4EG

£700,000



KEY FEATURES:

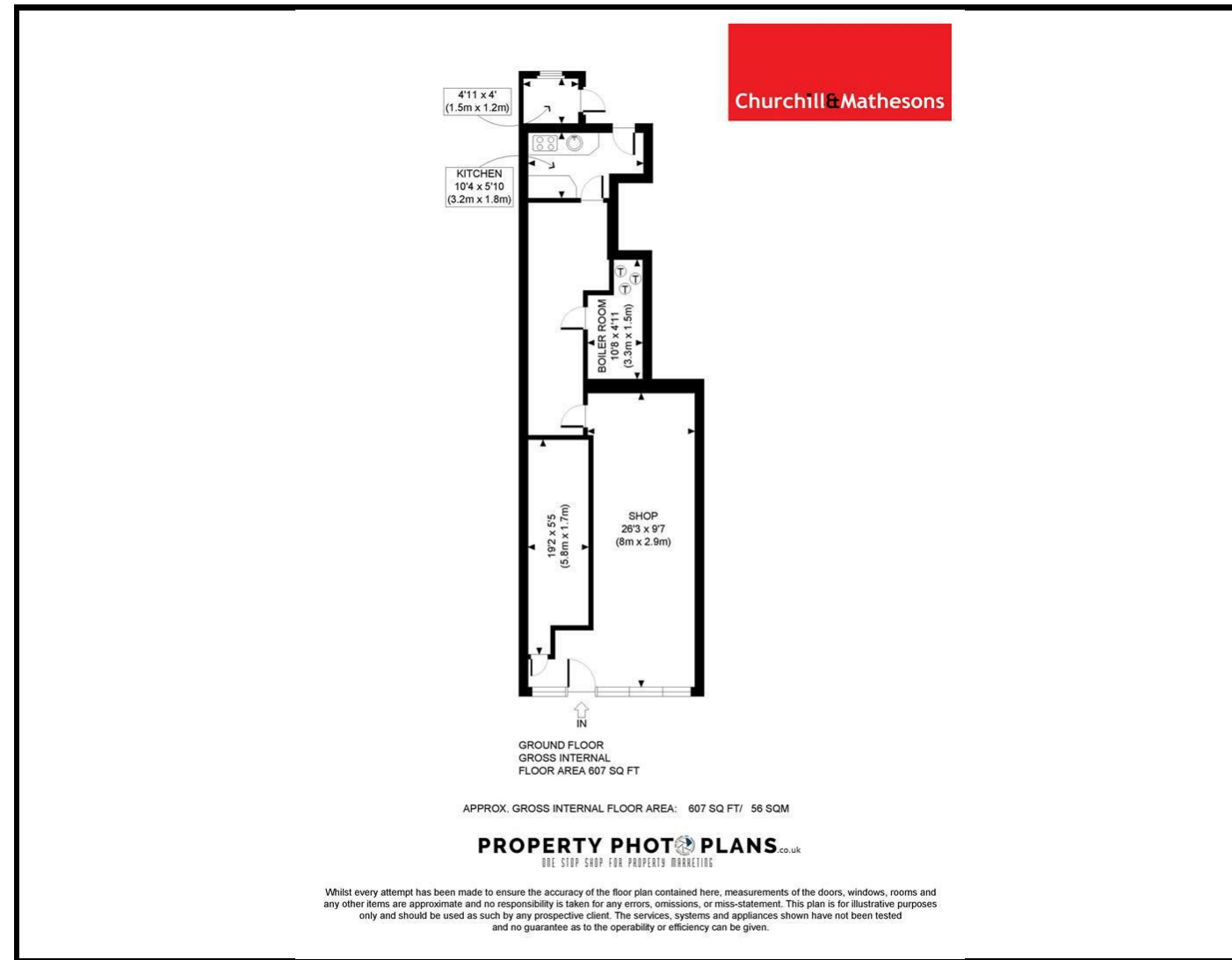
- * Spacious double bedrooms
- * Fitted kitchen
- * Spacious reception room
- * Use of rear garden
- * FURNISHED/UNFURNISHED ~ AVAILABLE NOW
- * Instantly generate income
- * Develop further STP
- * Enquire now

Churchill & Mathesons are proud to present this fantastic opportunity. If you're looking for something to generate income and get the best returns on your investment then this could be for you.

A freehold building consisting of a Launderette on the ground floor and a 2 bedroom flat on the first floor. As both the commercial unit and the residential flat are let out already, you will start earning a rental income of over £28,000 per year. Commercial Lease is due for renewal in 2024.

Opportunity to develop STP.

Please enquire within for more information regarding the tenancies and any other queries you may have - we'll be happy to help.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 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.