



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 £225,000 Leasehold



KEY FEATURES:

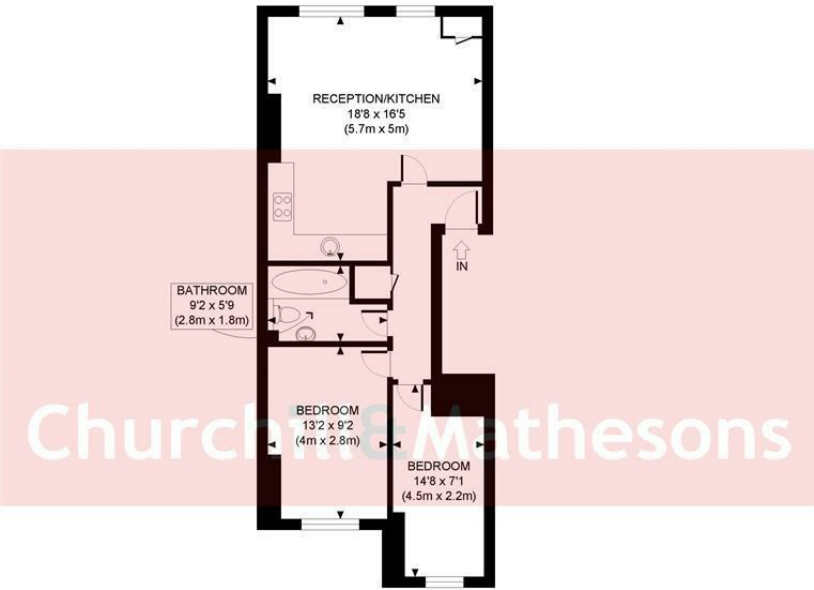
- INVESTORS 8% YIELD
- NO WORKS NEEDED
- 1ST FLOOR
- 2 BEDROOM
- 1 BATHROOM
- OPEN PLAN LIVING
- TOWN CENTRE
- TRANSPORT BUSES AND TRAINS

CALLING INVESTORS 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.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 615 SQ FT
APPROX. GROSS INTERNAL FLOOR AREA: 615 SQ FT/ 57 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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	EU Directive 2002/91/EC

Environmental Impact (CO₂) 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	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 & 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.