



## Wilshaw Close, London, NW4

Positioned on the first floor of a modern, purpose built block, this one bedroom apartment presents a straightforward investment opportunity with the benefit of a private parking space, a long lease, and no onward chain.

The layout is simple and functional, with a well proportioned reception room that allows space for living and dining, and opens to a Juliette balcony. The kitchen sits just off the living space and provides practical storage and worktop space, suited to everyday use rather than design statement.

The bedroom is a comfortable double and is served by an en suite bathroom, while a separate WC off the entrance hall adds a level of practicality that tenants value. The building itself is well maintained, with communal gardens for residents and a general sense of order that supports long term rental appeal.

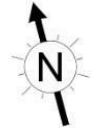
The property is well connected for transport and local amenities, making it an easy option for tenants commuting into central London. It can be sold with tenants in situ, offering immediate income for an incoming buyer.

**Asking price £280,000**

- One bedroom first floor apartment
- Private allocated parking space
- Long lease
- No onward chain
- Separate WC in addition to en suite
- Purpose built development with communal gardens
- Well located for transport and amenities
- Can be sold with tenants in situ

# Wilshaw Close, NW4 4TU

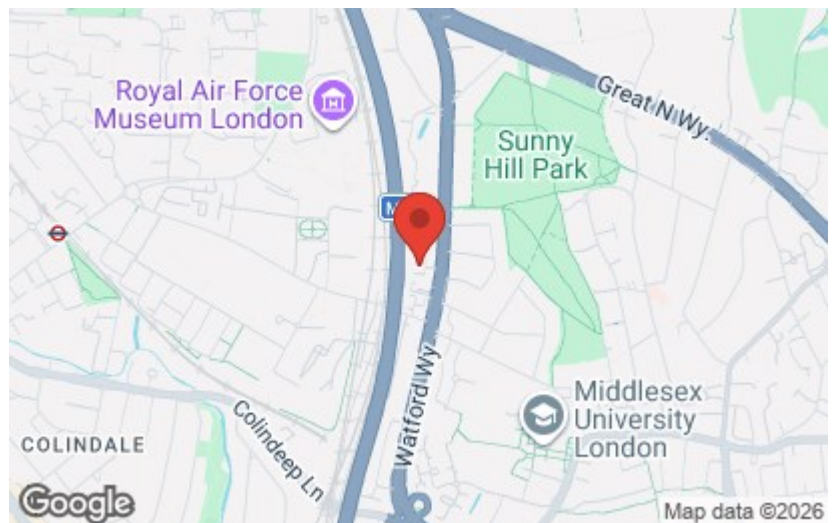
Approx Gross Internal Area = 56.77 sq m / 611 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan



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		79	81
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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			