



Harrow Road, London, W9 2HU

Offers In The Region Of £1,650,000 Freehold



**KEY FEATURES:**

- Freehold Investment Opportunity
- Instantly Generate Income
- Opportunity to Develop STP
- Commercial Unit on Ground Floor & Basement
- Two 2 Bed Flats on Uppers
- Excellent Location

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.

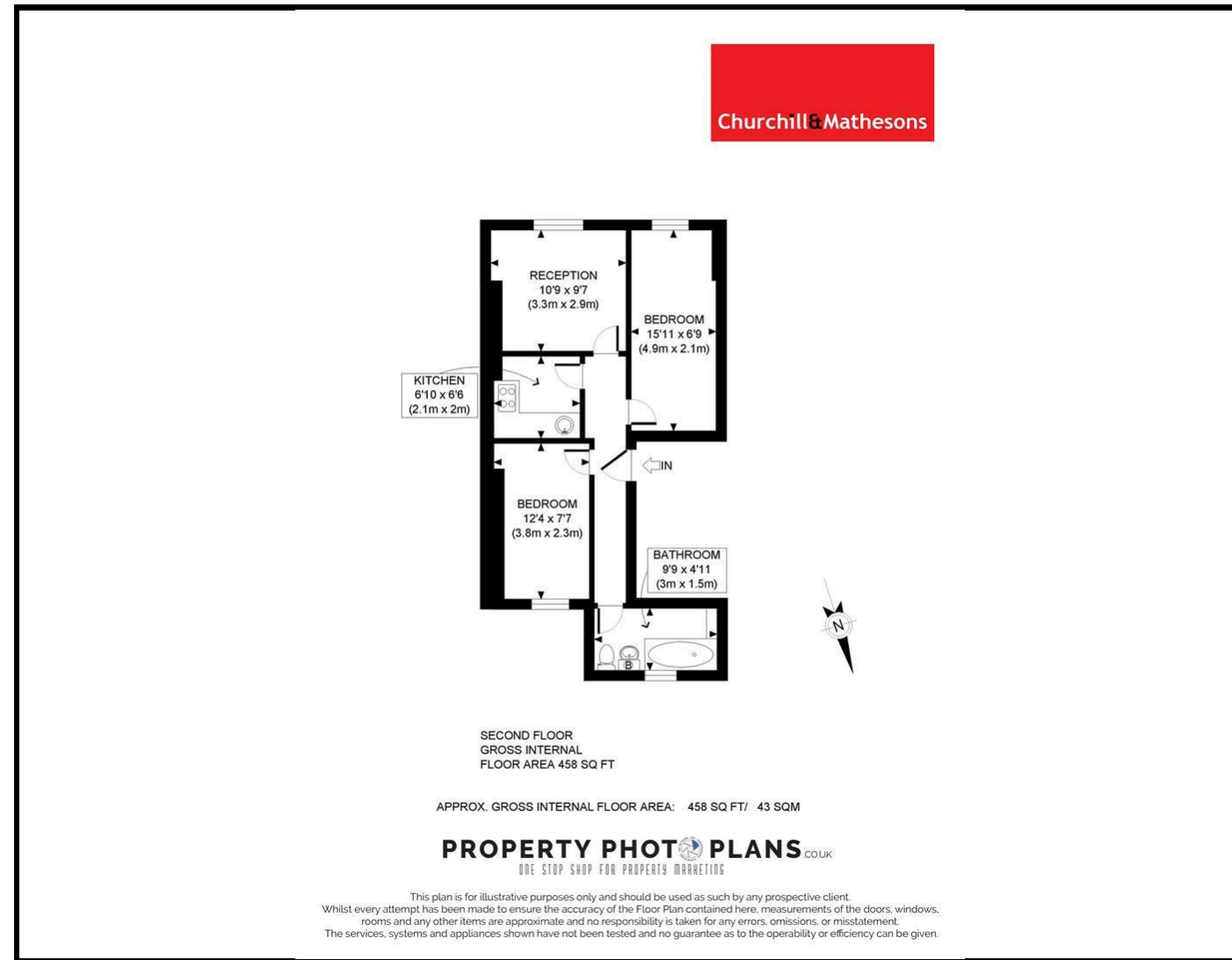
A freehold building consisting of a commercial shop currently trading as an electronics store on the ground floor and basement, there are also two 2 bed flats on the upper floors.

As both the commercial unit and the residential flats are let out already, you will start earning a rental income of just over £72,000. The commercial lease is active until 2030 and both flats are rented out to council tenants, whether they're vacant or not, the council still pays the rent for the flats.

The vendors are obtaining planning permission for a 1 bed flat on the mansard. Opportunity to further 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.