



## 40A WESTBURY AVENUE

LONDON, N22 6RS

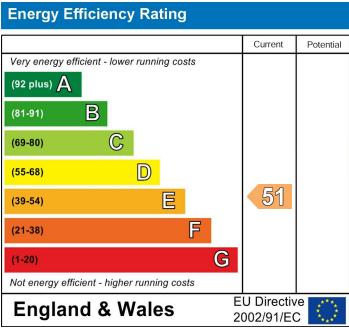
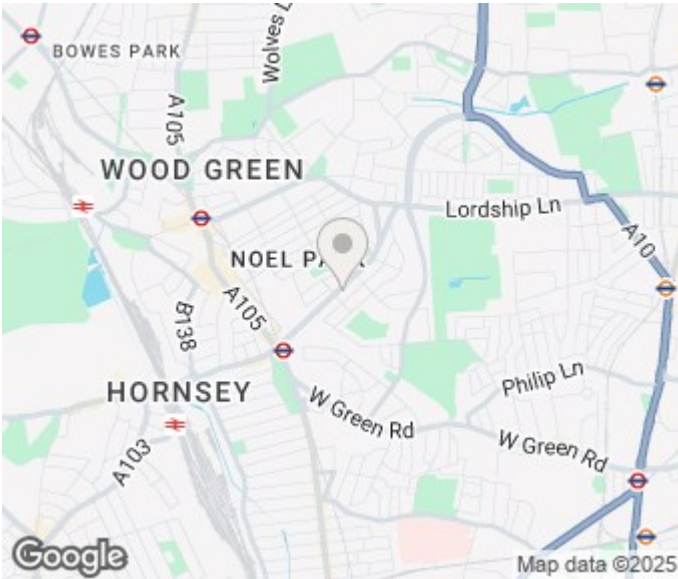
**£800,000**  
**FREEHOLD**

Located in the desirable area of Westbury Avenue, London, this charming mixed use property presents an excellent opportunity for both investors and homeowners alike. Spanning an impressive 861 square feet, the property features two well-proportioned bedrooms and a welcoming reception room, perfect for relaxation and entertaining.

The asking price for the freehold of 40 Westbury Avenue, N22 6RS, is set at £890,000. This property not only offers a comfortable living space but also comes with a lucrative investment aspect. The ground floor is currently let on a secure 10-year lease, which commenced on 23rd June 2017, with rent reviews every three years. The current annual rent stands at £16,600, with the next review scheduled for June 2026.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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