

18 Old Oak Common Lane  
Acton  
London  
W3 7EL  
T: 020 8749 9798  
E: sales@churchillmathesons.com  
www.churchillmathesons.com

**Churchill & Mathesons**

17 Cumberland Avenue, London, NW10 7RT

Asking Price £799,000 Freehold



**KEY FEATURES:**

- Available Now
- Freehold
- Ground and First Floor Offices
- 2 Dedicated Parking Spaces
- Net Income of £3000 Per Month
- Excellent Location
- Asking Price: £799,000

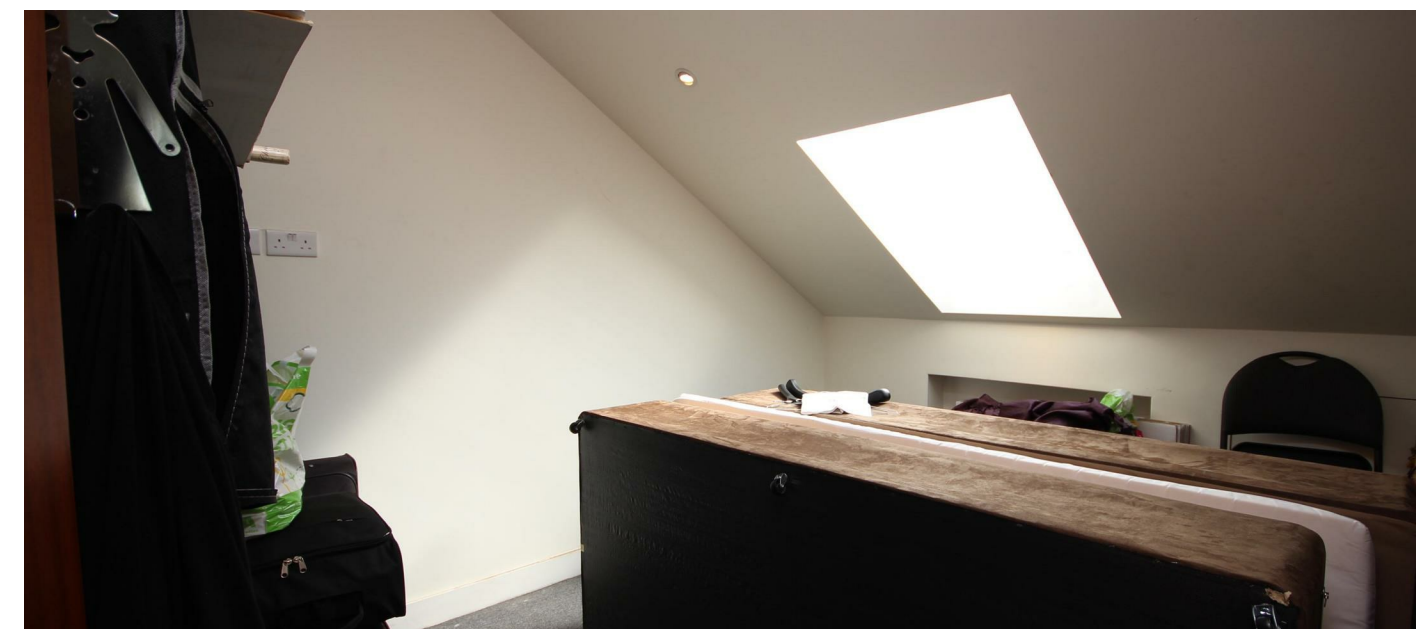
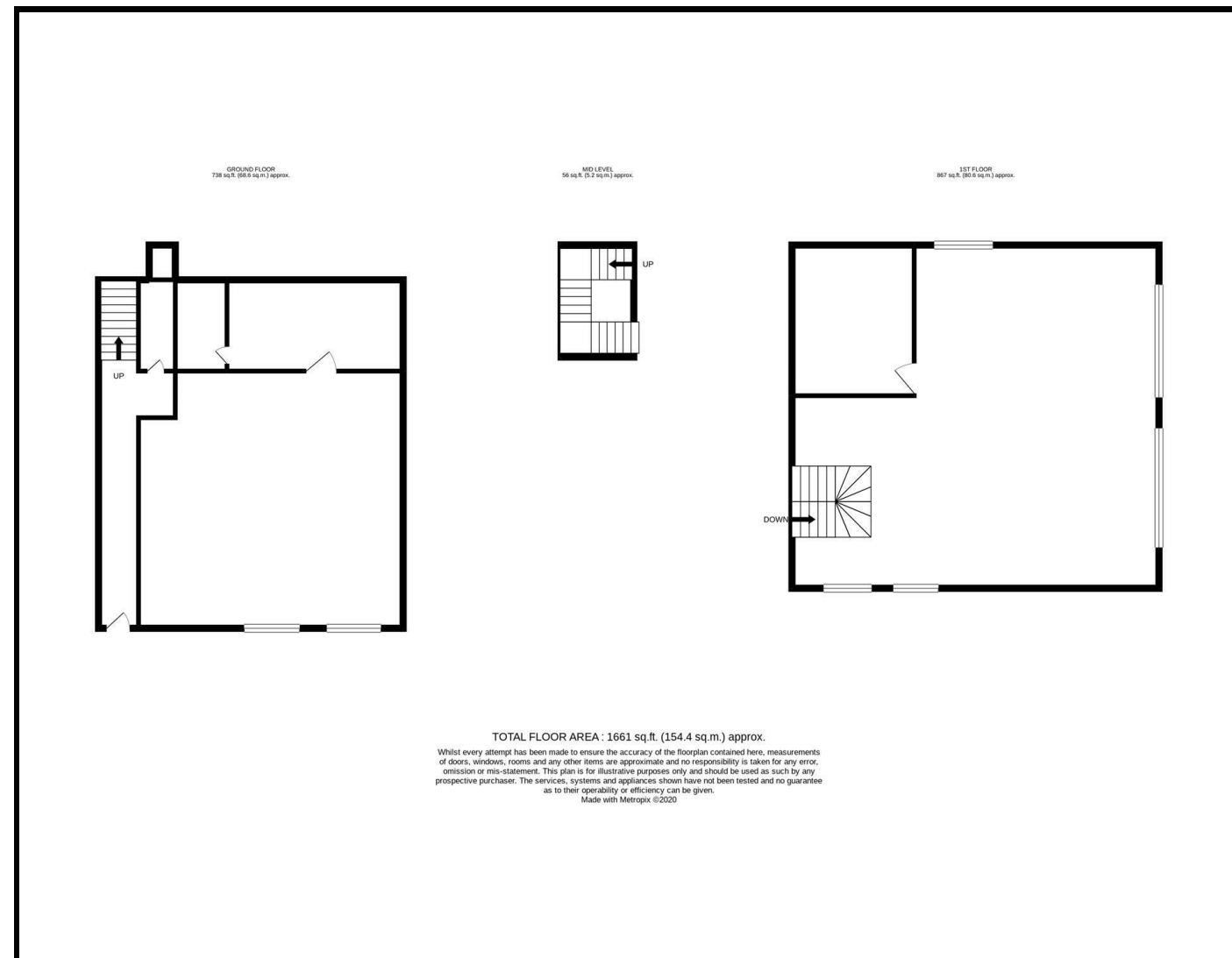
Churchill Estate Agents are proud to present an excellent investment opportunity.

Located at the heart of Park Royal, this freehold industrial unit is comprised of two offices (ground floor and first floor) measuring over 800sqft each. One of the offices is already rented and producing an income of £1500 per month, the vacant unit can also achieve this income once rented, thus producing a total of £3000 per month. In addition, it also has two dedicated parking spaces.

The unit benefits from being closely situated to Park Royal and Hanger Lane Underground stations. It is also easily accessible by car via the Western Avenue (A40).

For more information please enquire within.





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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.