



FREEHOLD INVESTMENT OPPORTUNITY - ROCKHALL RD, CRICKLEWOOD, LONDON NW2 - GUIDE PRICE: £1.1 MILLION

10 ROCKHALL RD, CRICKLEWOOD, LONDON, NW2 6DT

FREEHOLD INVESTMENT OPPORTUNITY

GUIDE PRICE - £1.1 MILLION

For Sale Via Auction Unless Sold Prior



DESCRIPTION

A large Freehold Mid-Terraced building arranged as eight (8) x Self Contained Studio flats. The building is registered as a HMO .

ACCOMMODATION

The building has been divided to provide eight individually designed studio flats. The conversion has been done to a decent standard and is in line with Brent council's HMO regulations and registered with the council.

LOCATION

The property is situated in the London Borough of Brent and is only a 4 minutes walk to Cricklewood Broadway, where you can find a wide array of shops and various other local amenities. For transport; Willesden Green underground station is an 8 minutes walk and Kilburn Underground station is a 15 minutes walk.

LOCAL AUTHORITY

London Borough of Brent

VIEWINGS

Rehan Khawaja – Tel: 0208 99 88 464

TENANCY SCHEDULE

All the studio flats are fully occupied and let on Assured Shorthold Tenancies (ASTs).

Units	Type	Monthly Income	Annual Income
Flat 1	Self-Contained Studio	£ 800	£ 9,600
Flat 2	Self-Contained Studio	£ 800	£ 9,600
Flat 3	Self-Contained Studio	£ 975	£ 11,700
Flat 4	Self-Contained Studio	£ 760	£ 9,120
Flat 5	Self-Contained Studio	£ 750	£ 9,000
Flat 6	Self-Contained Studio	£ 910	£ 10,920
Flat 7	Self-Contained Studio	£ 800	£ 9,600
Flat 8	Self-Contained Studio	£ 800	£ 9,600
Total Income		£ 6,595	£ 79,140

These particulars do not constitute all or part of an offer or contract. All measurements and dimensions contained herein are for general guidance only and should not be relied upon by the buyer. We strongly advise all buyers to obtain legal representation and professional advice prior to making any offer or commitment. We make no warranty as to the working condition of any appliances, nor as to the supply of any services. We have not undertaken a structural survey and therefore make no warranty as to the structural integrity of the property.