



SCRUBS LANE, COLLEGE PARK/KENSAL GREEN

LONDON, NW10 6AA

PRICE £399,950

RENTAL INVESTMENT PROPERTY. This Ground Floor Garden Flat measuring 598 sq.ft (56 sq.m) is situated near to both Kensal Green & Willesden Junction stations and comprises 2 bedrooms (one with built in wardrobes), 18ft reception/open plan kitchen, bathroom/wc, 30ft garden and with double glazed windows/central heating. Tenure is Freehold (share of) and with a long lease (983 years unexpired) currently running. The flat is offered subject to the existing (AST) tenancy and current rent of £1789.06 pcm (£21,468.72 pa). Council Tax Band 'C' (London Borough of Hammersmith & Fulham). Annual service charge (2024/2025) £2168.34.

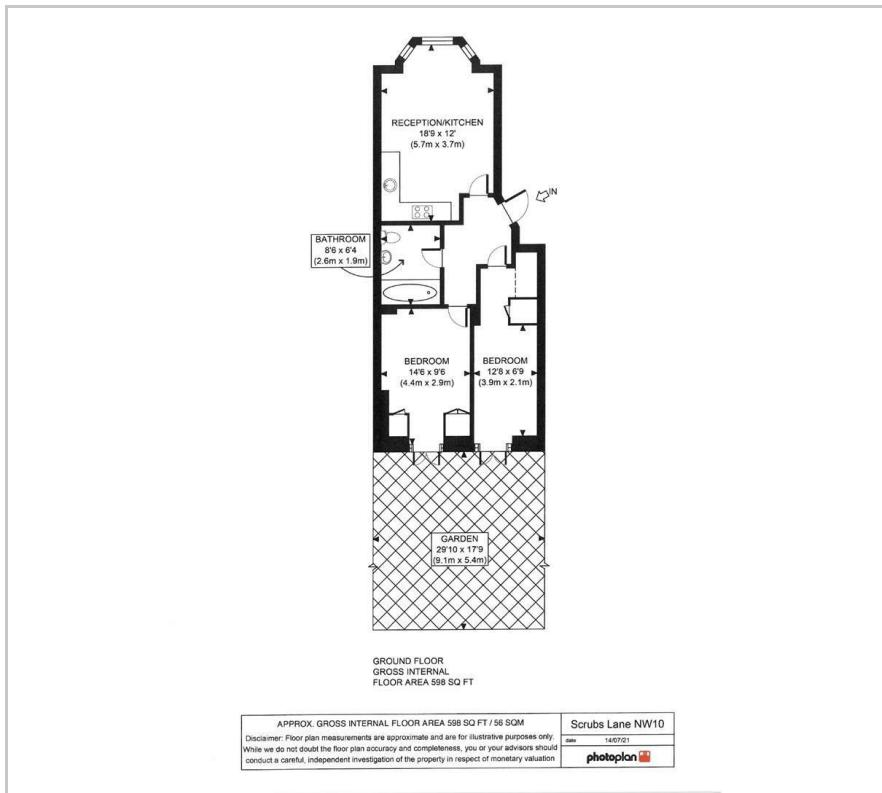
- RENTAL INVESTMENT PROPERTY
- GROUND FLOOR GARDEN FLAT
- 2 BEDROOMS
- LET TO AST AT £1789.06 PCM (£21,468.72 PA)
- NEAR TO KENSAL GREEN & WILLESDEN JUNCTION STATIONS
- FREEHOLD (SHARE OF)
- 598 SQ.FT (56 SQ.M)

VIEWING

Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information.



FLOOR PLAN

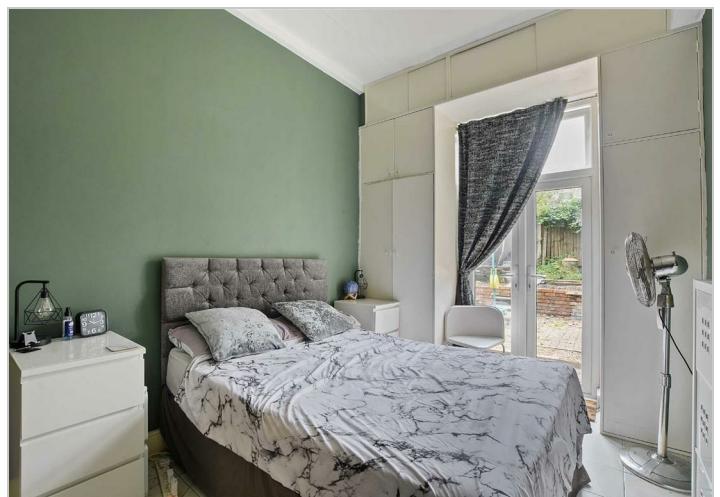


AREA MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.