

Wenlock & Taylor



Park Parade, Harlesden

London, NW10 4JD

Price £1,495,000



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FANTASTIC 'PART VACANT' INVESTMENT PROPERTY OPPORTUNITY. Within the same family ownership for 30 years, this 'rare to the market' double fronted 2855 sq.ft/265 sq.m approximately Victorian former primary school building is arranged as FOUR self-contained flats (3 x 2 bedroom & 1 x 3 bedroom). Three flats are currently Let on AST's with a combined gross rental income of £34836.00 per annum and the fourth flat is vacant. The property offers scope for uplifting the current rents and also increasing the living space(s) by extending to the rear and/or converting the loft spaces (stpp). Each flat has been granted a Selective Licence by London Borough of Brent and are Council Tax 'Band 'C' rated. The property is situated very close to the shopping facilities of Harlesden, the popular open space at Roundwood Park and near to Willesden Junction (Zone 3 - London Overground & Bakerloo Line) station.



SCHEDULE OF ACCOMMODATION
AND TENANCIES

FLAT 1 - GROUND FLOOR

Flat Entrance & Hallway
Reception : 15'6 (4.7m) x 12'6 (3.8m)
Bedroom 1 : 14'4 (4.4m) x 8'0 (2.4m)
Bedroom 2 : 10'7 (3.2m) x 9'5 (2.9m)
Kitchen 11'7 (3.5m) x 10'1 (3.1m)
Bathroom/WC
Garden : at rear 25ft (visual estimate)

This Flat is currently Let on an Assured Shorthold Tenancy for a term of 1 year from 12th November 2021 (now periodic) at a rental of £767.00 pcm (£9204.00 per annum). A Selective Licence is granted from 13th August 2018 (expiring on 30th April 2023) by London Borough of Brent. Council Tax Band is 'C' (London Brough of Brent). EPC rating 'D'.

FLAT 2 - GROUND FLOOR

Flat Entrance & Hallway
Reception : 12'8 (3.8m) x 12'3 (3.7m)
Bedroom 1 : 13'4 (4.1m) x 9'11 (3.0m)
Bedroom 2 : 12'7 (3.8m) x 8'1 (2.5m)
Kitchen : 10'9 (3.3m) x 9'2 (2.8m)
Bathroom/WC
Garden : at rear 16ft (visual estimate)

This Flat is currently VACANT.
A Selective Licence is granted from 20th August 2018 (expiring on 30th April 2023) by London Borough of Brent. Council Tax Band is 'C' (London Brough of Brent). EPC rating 'E'.

FLAT 3 - FIRST FLOOR

Flat Entrance Hall
Reception : 16'6 (5.0m) x 12'4 (3.8m)
Bedroom 1 : 14'0 (4.3m) x 8'7 (2.8m)
Bedroom 2 : 10'8 (3.3m) x 9'3 (2.8m)
Bedroom 3 : 8'5 (2.6m) x 8'0 (2.4m)
Kitchen : 10'5 (3.2m) x 7'6 (2.3m)
Bathroom/WC



This flat is currently Let on an Assured Shorthold Tenancy for a term of 1 year from 22nd November 2021 (now periodic) at a rental of £1306.00 pcm (£15672.00 per annum).
A Selective Licence is granted from 20th August 2018 (expiring on 30th April 2023) by London Borough of Brent. Council Tax Band is 'C' (London Borough of Brent). EPC rating 'D'.

FLAT 4 - FIRST FLOOR

Flat Entrance Hall
Reception : 13'1 (4.0m) x 12'7 (3.8m)
Bedroom 1 : 13'6 (4.1m) x 9'10 (3.0m)
Bedroom 2 : 12'5 (3.8m) x 8'3 (2.5m)
Kitchen : 10'8 (3.3m) x 9'3 (2.8m)
Bathroom/WC

This flat is currently let on an Assured Shorthold Tenancy for a term of 1 year from 15th November 2021 (now periodic) at a rental of £830.00 pcm (£9960.00 per annum). A Selective Licence is granted from 20th August 2018 (expiring on 30th April 2023) by London Borough of Brent. Council Tax Band is 'C' (London Borough of Brent). EPC rating 'E'.

TENURE

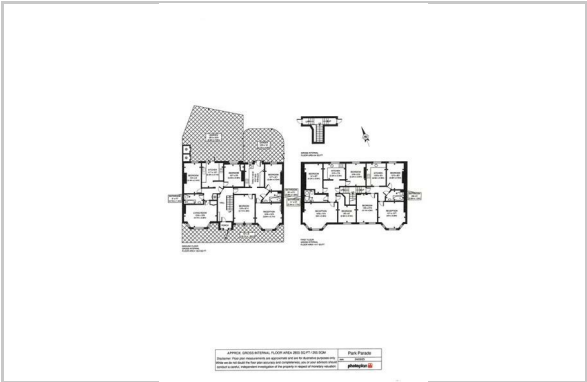
The tenure is Freehold and the property is offered 'subject to the existing tenancies'.

The operational condition of the services and appliances connected at the property have not been checked and, as such, no warranties are offered thereto.
N.B Please note that one of the sellers of this property is related to a staff member at Wenlock & Taylor.

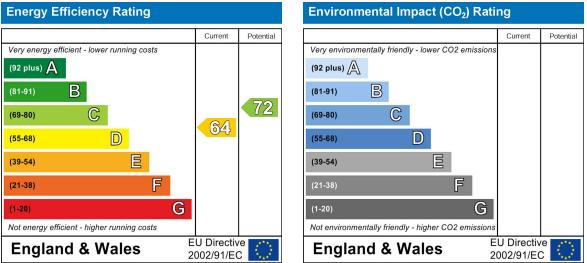
Area Map



Floor Plan



Energy Efficiency Graph



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.