

**Chamberlayne Road, Queens Park, NW10 3ND**

**Asking Price £1,900,000**

Subject to Contract

- Investment property
- Mostly let producing £99,300 pa
- Rear garden
- Shop & six flats
- 3 studio's, 2 x 1 bedrooms, 1 x 2 bedrooms plus loft

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>		

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>		

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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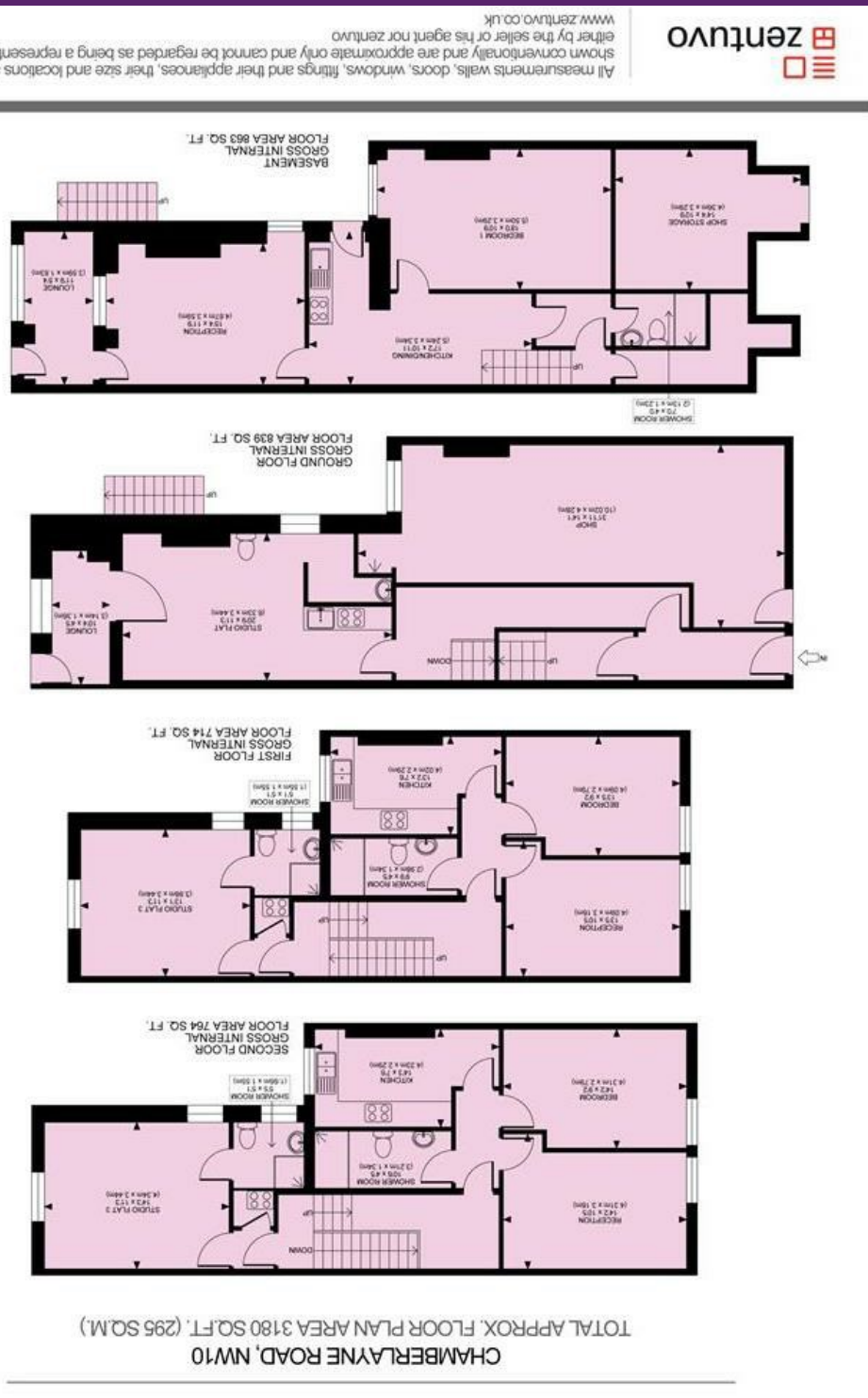
**Chamberlayne Road, NW10 3ND**

Rare and exciting opportunity to purchase a Freehold building in vibrant Chamberlayne Road.

**FREEHOLD SHOP & 6 FLATS - INVESTMENT PROPERTY.** This Let shop and 6 flats on Basement, Ground, First & Second Floors are situated within this busy thoroughfare in the centre of Kensal Rise and

comprises Shop/Basement with A1 (retail) use Let on a 20 year Lease from 2004 (with 5 yearly reviews), 3 x studio flats, 2 x1 bedroom and 1 x 2 bedroom flats all on AST (periodic) tenancies and producing a combined total of £99,300 per annum Exclusive (4.1% yield approx). With the potential for increasing/uplift in the rents & scope for extension and/or loft conversion (stpp).

**TENURE:** We understand that the tenure is Freehold and the property is offered subject to contract and to the existing tenancies. The operational condition of the services and appliances connected to the property have not been checked and as such, no warranties are offered thereto.



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 All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo www.zentuvo.co.uk