



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	

Harrow Road, London, NW10 5PA

Asking Price £260,000

Subject to Contract

- Lock-up shop in busy shopping parade
- Air conditioning
- 13 ft shop front
- Presently tenanted at £1100 pcm
- Outside space



## Harrow Road, NW10 5PA

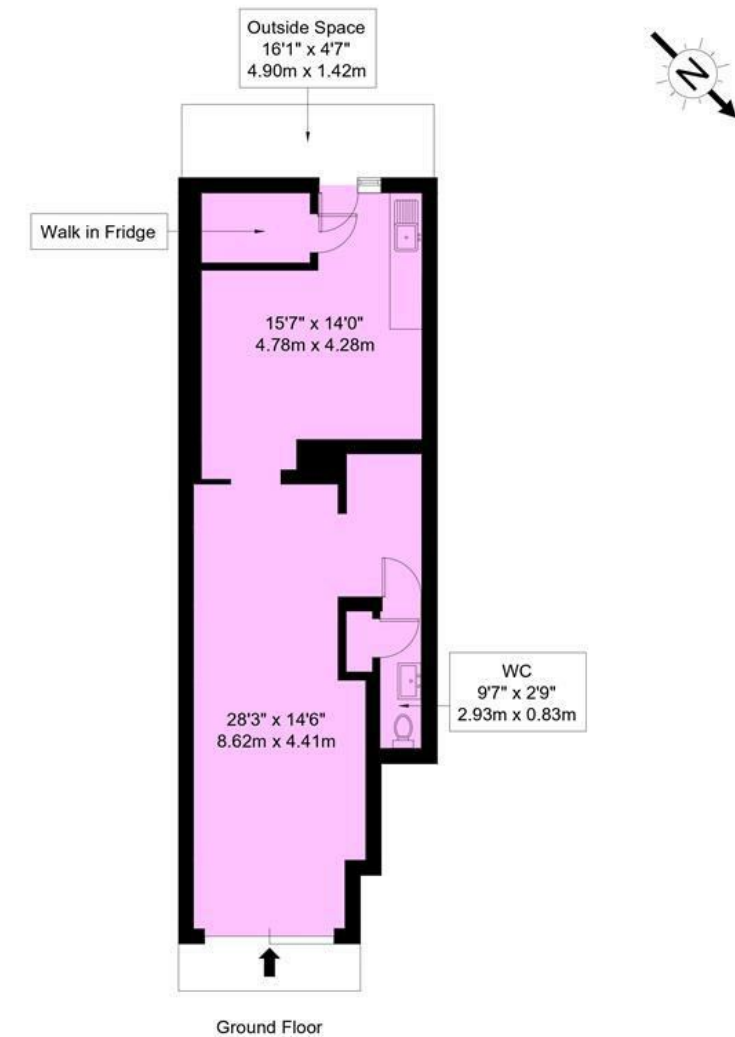
Freehold lock-up shop in busy shopping parade... large glass frontage, split into two parts with a generous overall size of 706 sq ft of trading space. Benefiting from high ceilings, low voltage lighting, and wooden style floors, modern W.C and kitchenette.

Presently tenanted with an income of £1100 pcm, Lease ends June 2029 inside the act.

Well connected by road and transport links with a large residential area locally, soon to be Crossrail connected and within walking distance of Willesden Junction & Kensal Green train stations, local shops, bars/cafes, restaurants, and alternative transport links which include Shepherds Bush Westfield shopping centre.

## Harrow Road, NW10 5PA

Approx Gross Internal Area = 58.70 sq m / 631 sq ft  
 Outside Space Area = 6.96 sq m / 74 sq ft  
 Total Area = 65.66 sq m / 706 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
 Copyright @ BLEUPLAN

**Tenure** Freehold

**Price** Asking Price £260,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988  
 Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk  
 warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989