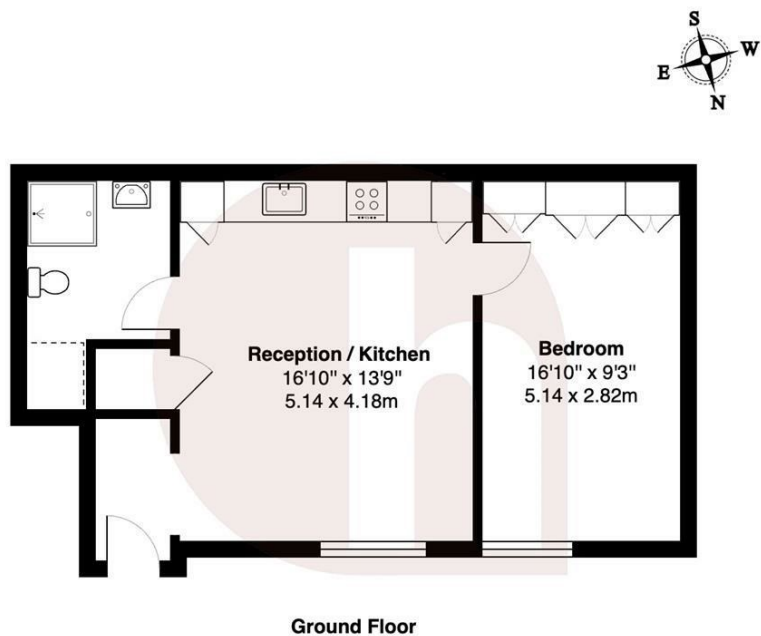




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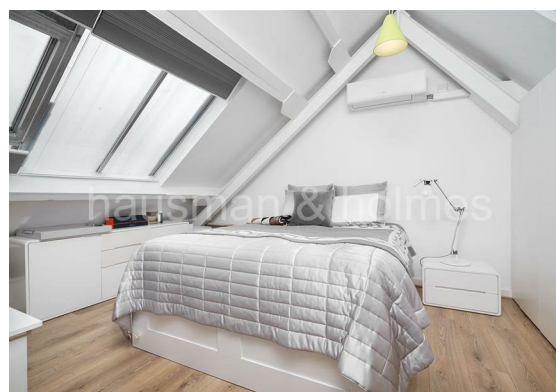
8a Accommodation Road, Golders Green, NW11
Asking Price £880,000



Abacus House, Accommodation Road NW11

Total Gross Area: 499 ft² ... 46.4 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



- Freehold investment fully let on AST agreements
- Prime central Golders Green location
- Income in excess of £50,000 per annum with scope to increase
- Three one-bedroom units arranged over three levels
- Current gross yield of approximately 5.8%
- Excellent transport links



020 8458 8555

57 Golders Green Road

London NW11

info@hausmanandholmes.com

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.