



**High Road, Willesden Green, NW10**

Must be seen £675,000 | 4 Bed | 2 Bath | 1 Reception

**MAPESBURY**

**Must be seen £675,000**

**Freehold**

- Freehold Investment
- Sales consists of very large 4 bed top floor flat
- Prime Location
- Airspace and Office Conversion to residential
- Freehold generating Just Over £5,000 income per annum
- Sold with Vacant Possession

Freehold development consisting of air space and a office/storage for sale in Willesden Green with planning consent granted for conversion to provide 2 self-contained studio flats.

Also consisting of an income producing large modern 4 bedroom top floor flat totalling 1020 Sq Ft held on a long leasehold as part of the sale. The flat is currently let and producing £36,000.00 per annum with potential to up lift.

This freehold investment also benefits from receipt of Service Charge totalling just over £5,000 per annum.

For further information on the approved proposed plans for the development please revert to Brent Council's Planning Department Planning website with the following Reference Numbers:  
1) 24/1660. 2) 24/0880. 3) 23/4028. 4) 24/0899.

Approximate Size:

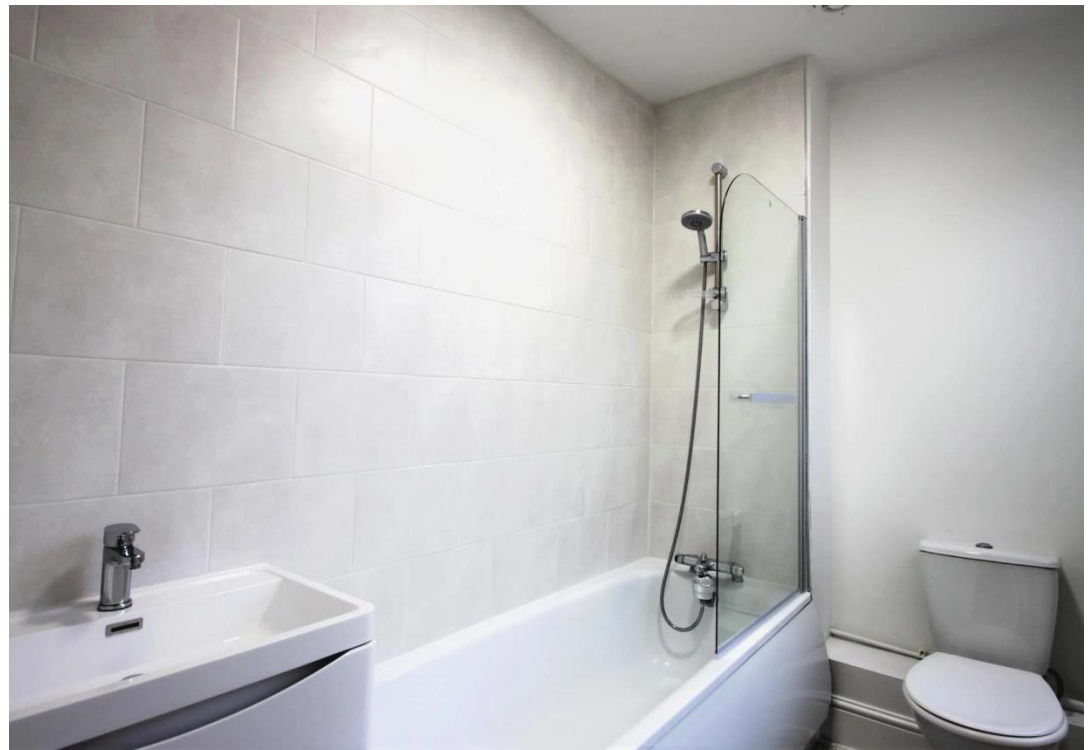
First Floor Office/Store: 201 Sq Ft / 18.66 Sq M

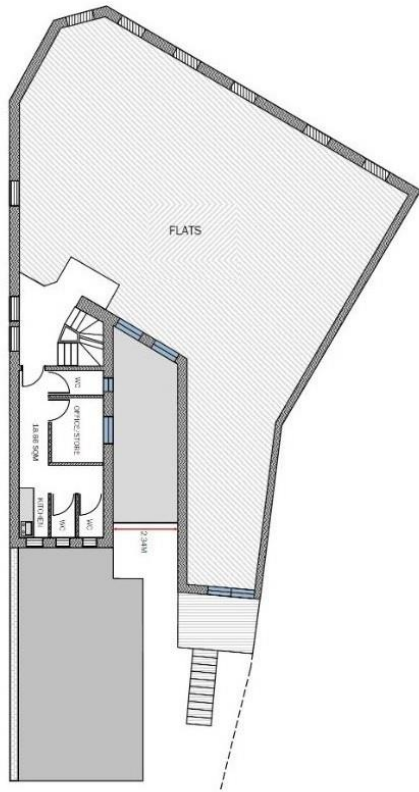
Top Floor Flat: 1020 Sq Ft / 94.2 Sq M

Total: 1221 Sq Ft / 113.43 Sq M

EPC Rating C

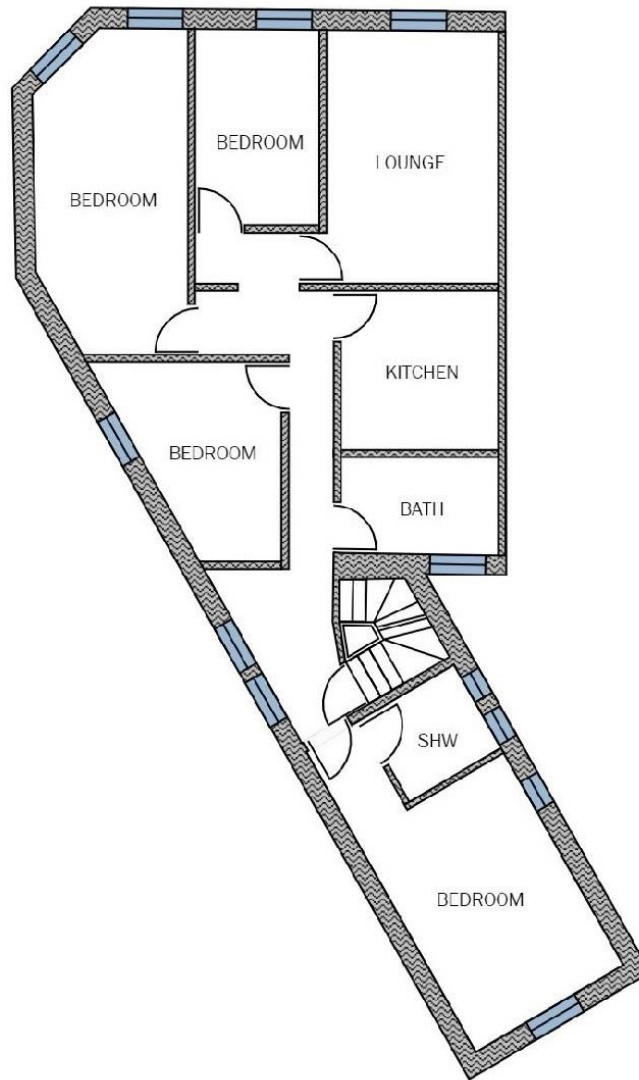







**First Floor Flat**

**Approx. Size: 201 Sq Ft (18.66 Sq M)**



**Top Floor Flat**

**Approx. Size: 1020 Sq Ft (94.2 Sq M)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	81
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

**MAPESBURY**

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