



11 Mora Road, Cricklewood, NW2 6SD

Must be seen £789,950 | 6 Bed | 2 Bath

MAPESBURY

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Freehold

- Freehold Victorian Terraced House
- 6 Bed HMO Investment
- Rental Income £60,000 Per Annum
- Scope to Extend STPP
- Bay Windows (Double Glazed)
- Gas Central Heating
- High Ceilings
- Large Outbuilding (multiple use)
- Bus Links | Thameslink
- Close to Schools

Description

An impressive 6 Bedroom HMO Investment in Cricklewood's Mora Road, the property is currently let and producing a yearly rental income of £60,000. Further benefits from extending into the loft and uplifting the annual rental return subject to planning permission (stpp).

The property is presented over two floors and comprises of Six Rooms, 2 Fully Fitted Kitchen, 2 fully tiled bathroom with separate downstairs WC as well as direct access to a Private Rear Patio Garden with interestingly large Garden Outbuilding with significant potential for multiple uses stpp.

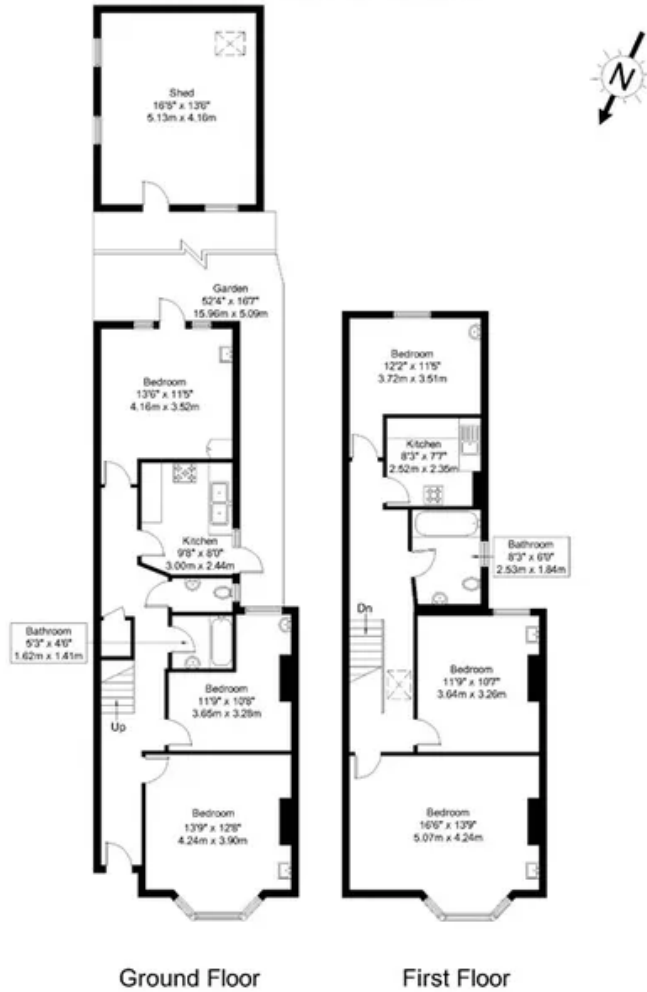
Alternatively the property has potential to be transformed into a superb Victorian family home and is conveniently located within walking distance to the local amenities of Cricklewood Broadway with excellent connectivity via Jubilee Line and Thameslink.

Local Authority: Brent Council
Council Tax: Band-E



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Approx Gross Internal Area = 131.1 sq m / 1411 sq ft
 Shed = 21.3 sq m / 229 sq ft
 Garden = 49.8 sq m / 536 sq ft
 Total = 202.2 sq m / 2176 sq ft



Ref:

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

MAPESBURY

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