



**11 Mora Road, Cricklewood, NW2 6SD**

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

**MAPESBURY**

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**Freehold**

- Victorian Terraced House
- Annual Rental Income £60,000
- Bay Windows (Double Glazed)
- High Ceilings
- Bus Links | Thameslink
- EPC Rating D
- 6 Bed HMO Investment
- Scope to Extend STPP
- Gas Central Heating
- Large Outbuilding (multiple uses)
- Close to Schools
- Council Tax: E

#### **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

All viewings strictly via prior appointment with Mapesbury





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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)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# MAPESBURY

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