

**LANSDOWNE GROVE, NEASDEN, LONDON, NW10 1PR**



EPC Rating: D

A rare opportunity to purchase a centre terrace Victorian built house currently arranged as seven separate units currently all let and separate electric meters to entrance hall for each unit and currently producing we understand £6,000 pcm rent.

The property is situated within a few yards of Neasden (Jubilee Line) Tube Station with the nearest shops being available at Neasden within half a mile maximum radius.

**PRICE: ..... £750,000.....FREEHOLD**

**LANSDOWNE GROVE, NEASDEN, LONDON, NW10 1PR (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Four Separate Studios:** Comprising: One room with fitted kitchen and ensuite shower room/WC.

**Unit 1:** 14'7" x 13'0" (4.5m x 4.0m).

**Unit 2:** 14'4" x 8'11" (4.4m x 2.7m).

**Unit 3:** 16'6" x 6'11" (5.0m x 2.1m).

**Unit 4:** 11'4" x 10'8" (3.5m x 3.3m).

**First Floor:**

3 units comprising of two units to rear of split level accommodation over first and second floors comprising two x 1 bedroom flats with fitted kitchens and own shower rooms and a third unit to the front of the property which comprises living room/kitchen, bedroom, shower room and WC.

Please see the attached floor plan for further information on the layout of the flats.

**PRICE: £750,000 FREEHOLD**

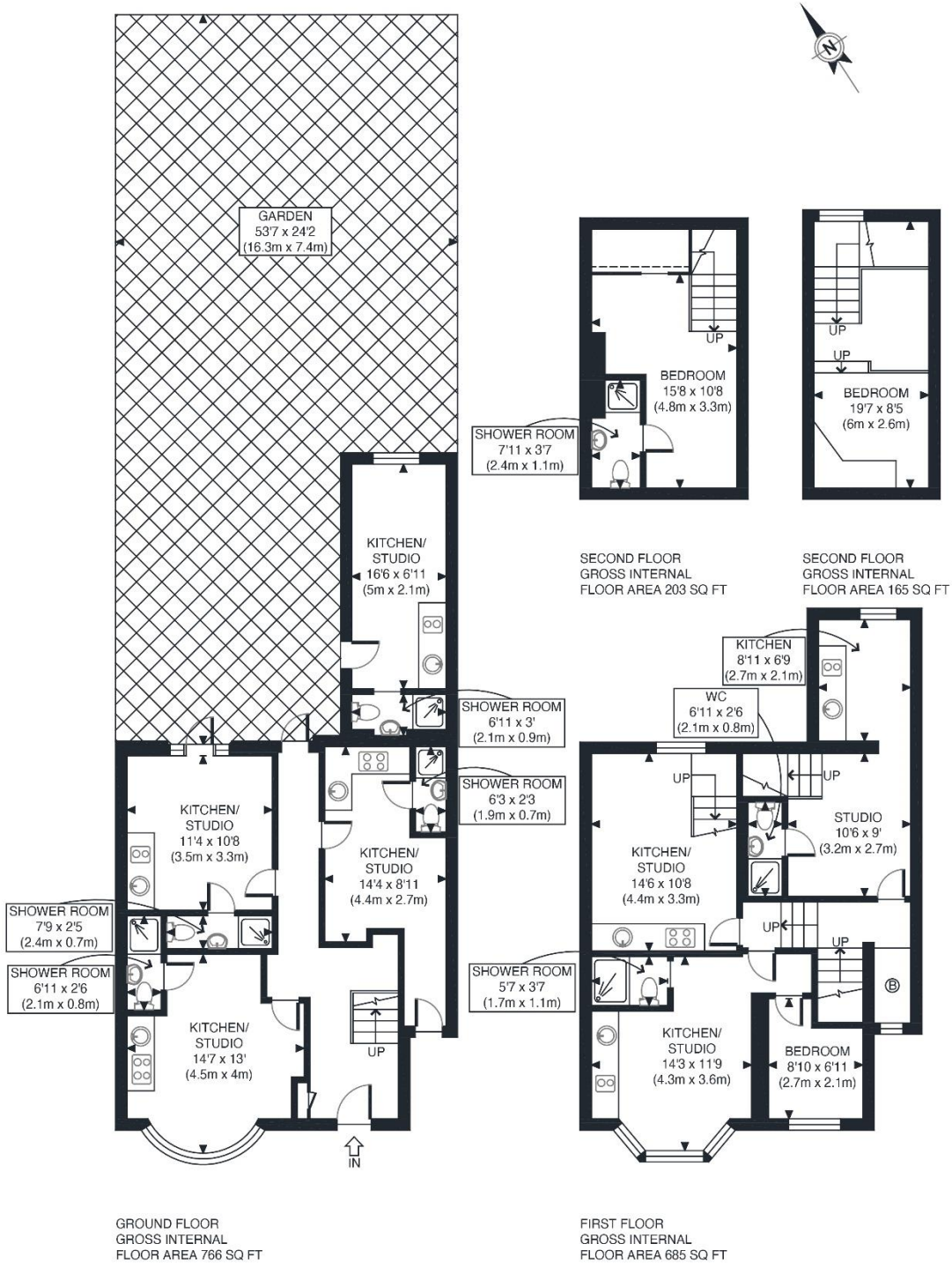
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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| APPROX. GROSS INTERNAL FLOOR AREA 1819 SQ FT / 169 SQM  | Lansdowne Road |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 03/08/23  |
|   | photoplan      |