



ADELMARTIN  
Barnes Herbert



Glebe Crescent, London. NW4



# Offers in Excess of £1,000,000

Freehold

**\*INVESTMENT OPPORTUNITY\***

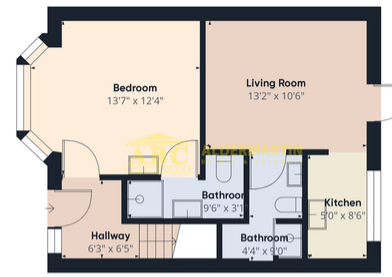
ABC are delighted to present this great investment opportunity to purchase a Freehold semi detached house on Glebe Crescent, NW4. This property is split into 6 self contained Studio Flats each with an en-suite and kitchen.

Each flat is individually let on separate assured shorthold tenancy agreements generating approx. £6,000 per calendar month. This property has great potential to investors.

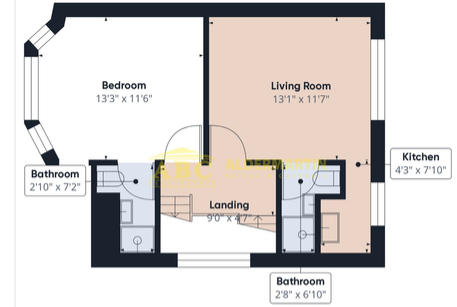
This property further benefits from a rear garden with Annexe as well as off-street parking for two cars.

Price can be provided on asking and we welcome any questions.





Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>1)</sup>

1384.47 ft<sup>2</sup>

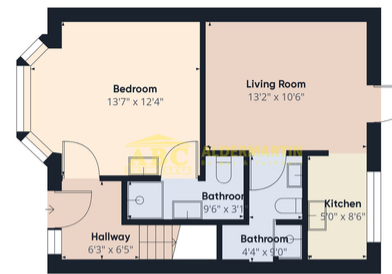
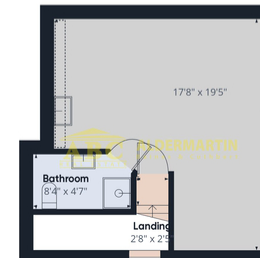
Reduced headroom

10.01 ft<sup>2</sup>

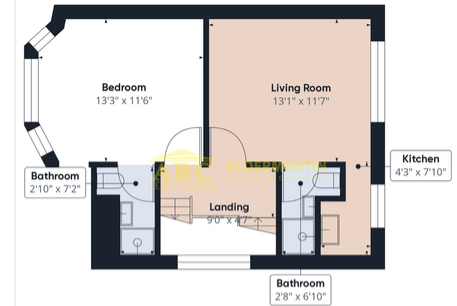
Excluding balconies and terraces

<sup>1)</sup> Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>1)</sup>

1102.32 ft<sup>2</sup>

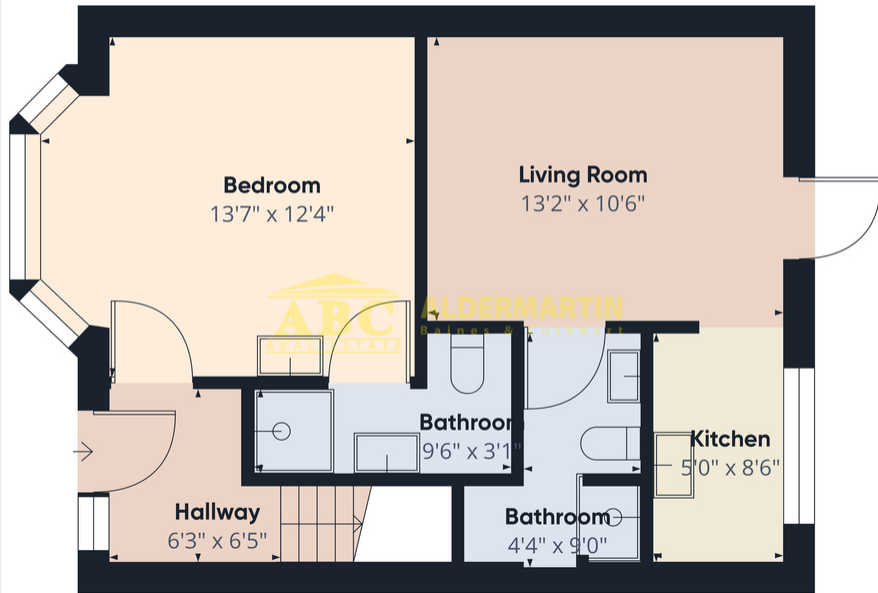
Reduced headroom

10.01 ft<sup>2</sup>

Excluding balconies and terraces

<sup>1)</sup> Reduced headroom (below 1.5m/4.92ft)

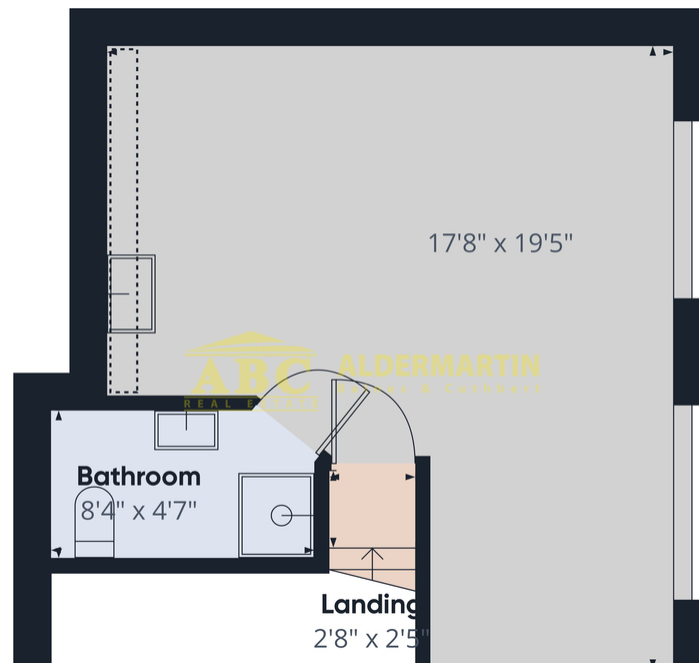
While every attempt has been made to



Approximate total area<sup>1)</sup>  
485.05 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to



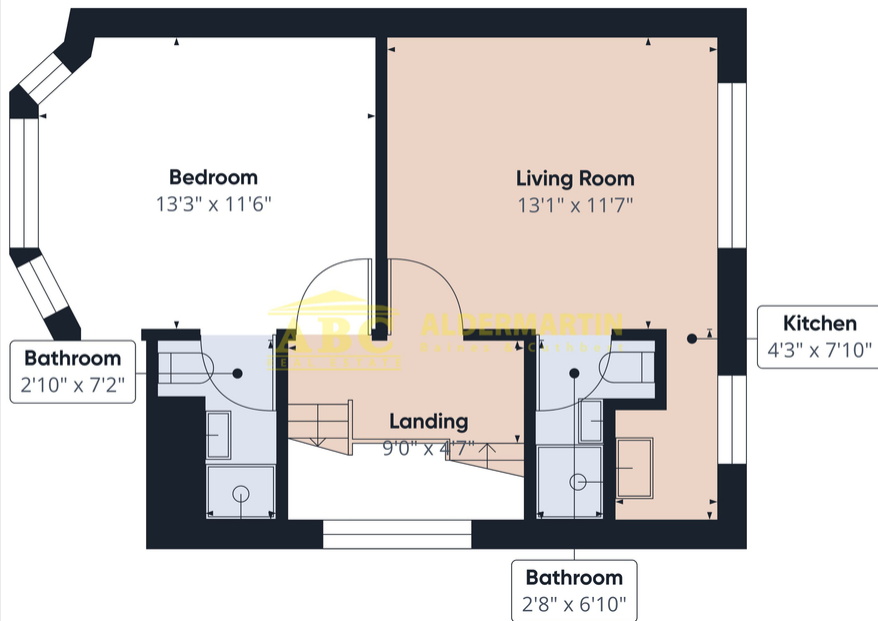
Approximate total area<sup>1)</sup>  
317.85 ft<sup>2</sup>

Reduced headroom  
10.01 ft<sup>2</sup>

Excluding balconies and terraces

1) Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to



Approximate total area<sup>1)</sup>  
299.42 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to



Approximate total area<sup>1)</sup>  
282.15 ft<sup>2</sup>

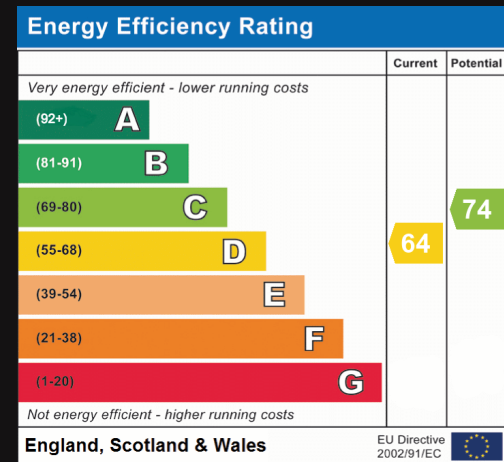
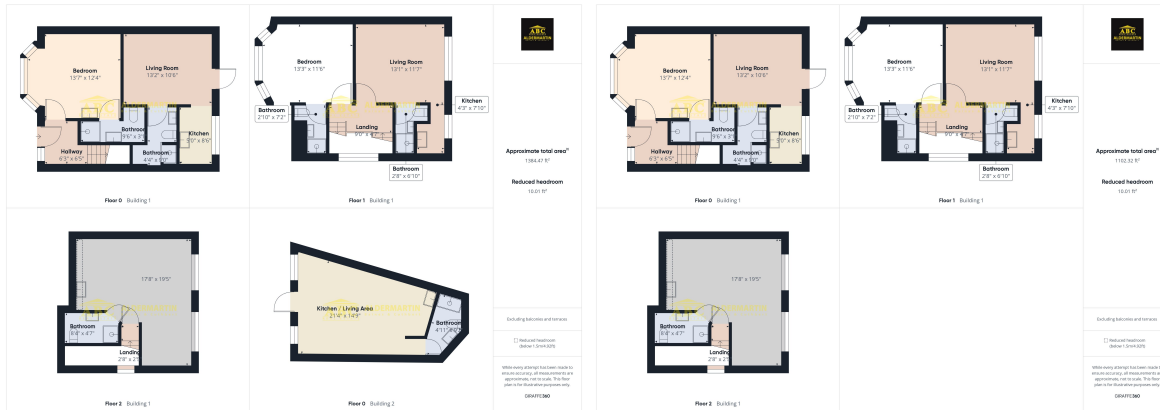
Excluding balconies and terraces

While every attempt has been made to

- 6 STUDIO FLATS
- GARDEN

- INVESTMENT OPPORTUNITY
- GREAT RENTAL YIELD

- DRIVEWAY
- ANNEXE



Hendon

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