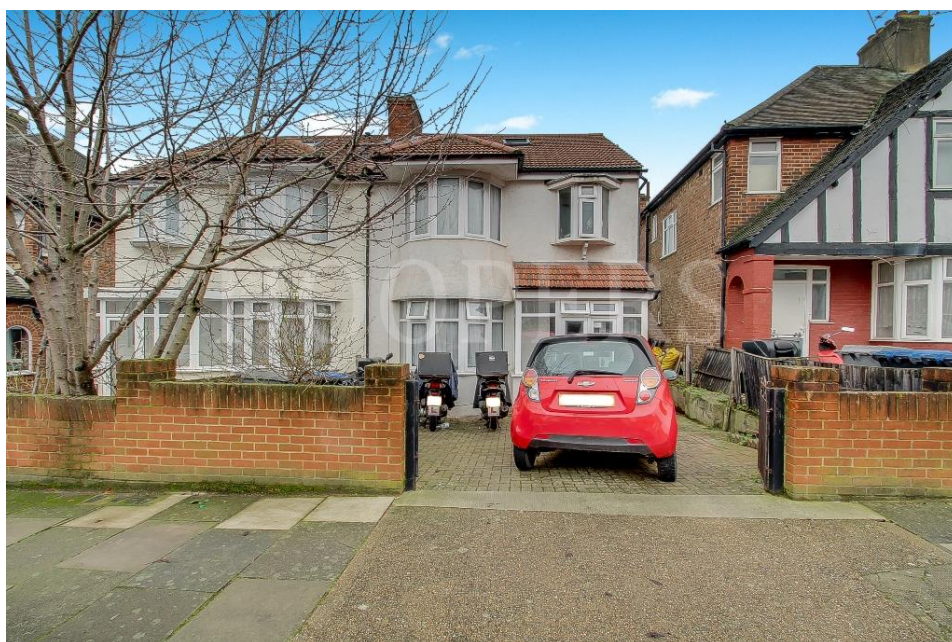


CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7RA



EPC Rating: C

We are pleased to be able to bring to the market this excellent residential investment registered as a house in multiple occupancy (HMO). We are informed the property is producing some £55,000 p.a. approximately.

The property is situated in a residential street within a few hundred yards of multiple shopping and bus services at Neasden with the nearest station being Neasden (Jubilee Line).

Gross internal floor area of 1,756 sq ft (163 sq m) approximately.

PRICE: £750,000..... FREEHOLD

CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7RA (CONTINUED)

The accommodation comprises the following:

Ground Floor:

Entrance Hall: Built-in meters cupboard and additional storage cupboards.

Room 1 (front): 15'7" x 12'9" (4.75m x 3.89m). Door to:

Ensuite Shower Room/WC: Shower cubicle, wash hand basin and low level WC.

Room 2 (rear): 31'9" x 19'0" (9.69m x 5.77m). Door to:

Ensuite Shower Room/WC: Shower cubicle, wash hand basin and low level WC.

First Floor:

Room 3 (front): 15'7" x 10'7" (4.75m x 3.23m). Door to:

Ensuite Shower Room/WC: Shower cubicle, wash hand basin and low level WC.

Room 4 (rear): 16'1" x 13'0" (4.89m x 3.94m). Door to:

Ensuite Shower Room/WC: Shower cubicle, wash hand basin and low level WC.

Kitchen: 8'9" x 8'6" (2.66m x 2.58m).

Second Floor:

Room 5: 19'8" x 18'1" (6.00m x 5.51m). Door to:

Shower Room/WC: Shower cubicle, low level WC and wash hand basin.

External Features: The property has off street parking to the front and a rear garden of some 54' in length. Additionally there is a garage to the rear of the property 19'10" x 19'8" (6.05m x 6.00m) which is currently let for car repairs.

Council Tax: Band E.

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.

CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7RA (CONTINUED)



CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7RA (CONTINUED)

CHARTLEY AVENUE LONDON NW2



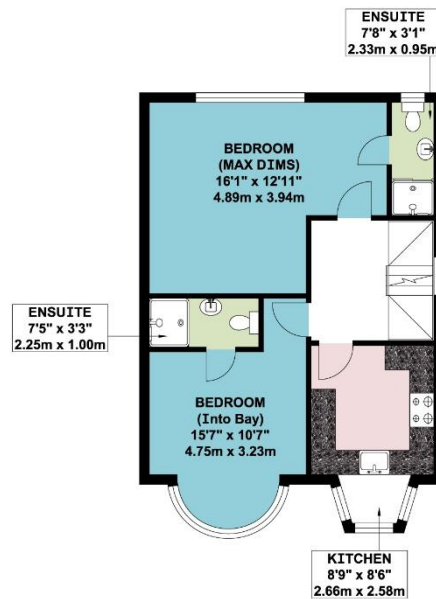
----- RESTRICTED HEAD HEIGHT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1755.80 SQ. FT / 163.12 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".