



# 236A HIGH STREET, HARLESDEN, LONDON, NW10 4TD

236a High Street Harlesden, London NW10 4TD, UK

## £175,000

WHATSAPP

EMAIL AGENT

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LISTING PURPOSE

**BUY**

PROPERTY TYPE

**Residential**

REFERENCE

**REF-DTTK53XK5G**

## PROPERTY ESSENTIALS

BEDROOMS <b>2</b>	BATHROOMS <b>2</b>	RECEPTION <b>0</b>	AREA SIZE <b>Ask Agent</b>	FLOOR LEVEL <b>G</b>
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## COMPREHENSIVE DESCRIPTION

### 6 Week Completion Available

#### Tenure

Leasehold. The property is held on a 189 year lease from 5th February 2002 (thus approximately **165 years unexpired**).

#### Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of King Edward VII Park are within easy reach. Transport links are provided by Willesden Junction underground (Bakerloo line) and overground (Lioness and Mildmay lines) station.

#### Description

The property comprises a first floor two bedroom flat situated within a mixed use building arranged over ground and two upper floors.

#### Accommodation

##### First Floor

Reception Room with Open Plan Kitchen

Two Bedrooms

Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy a rent of £17,400 per annum. Notice to vacate has been served.

#### EPC Rating

D

#### Open House Viewings:

##### Viewing Schedule (No Booking Required)

Saturday 7 March 12:00 - 12:30

Saturday 14 March 14:00 - 14:30

Tuesday 17 March 16:00 - 16:30

## DETAILED SPECIFICATIONS

TENURE	<b>Freehold</b>
EPC RATING	<b>N/A</b>
COUNCIL TAX	<b>Band N/A</b>
FLOORS	<b>N/A</b>
CONSTRUCTION	<b>Bricks</b>
PARKING	<b>Basement (2)</b>

## UTILITIES & SAFETY

HEATING	<b>Yes</b>
WATER	<b>Yes</b>
BROADBAND	<b>Yes</b>
FLOOD RISK	<b>Very Low</b>

## MORTGAGE ILLUSTRATION

### Estimated Monthly Payment

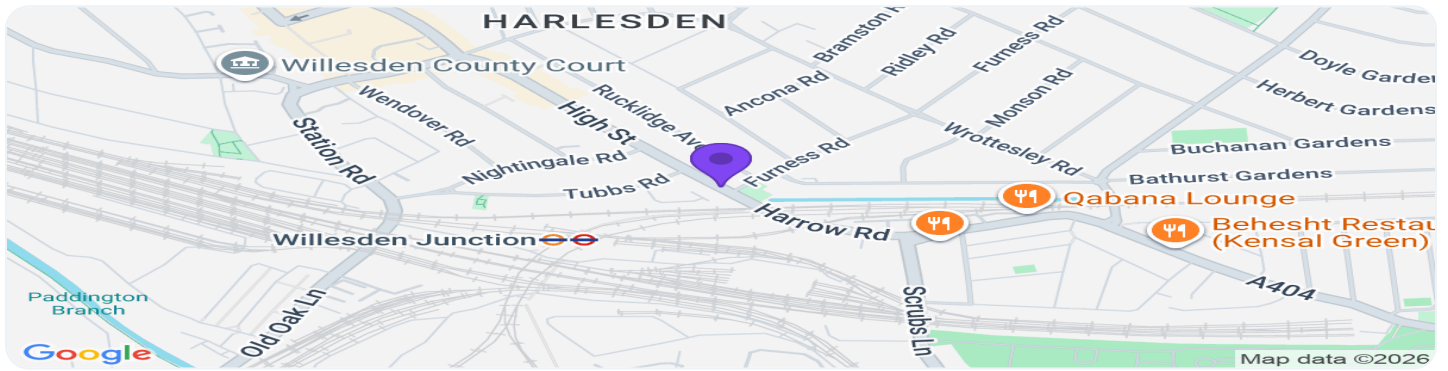
**£668.38**

\* Based on 20% down payment (£35,000), 4% fixed rate over 30 years. Illustration only.

## PHOTO GALLERY



## LOCATION MAP



**Super Admin**

PROFESSIONAL AGENT & CONSULTANT

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PREMIUM PROPERTY MARKETING

## GALLERY & VISUALS



## LOCATION MAP

