

**RESIDENTIAL INVESTMENT**

18A Accommodation Road

London, NW11 8EP

Freehold Residential Investment

Self Contained Two Storey One Bedroom Flat

For Sale

450 sq ft
(41.81 sq m)

- Rental income £16,800 Per Annum
- Walking distance to Golders Green Underground(Northern Line)
- 450 sq ft / 41.81sqm
- Split Level
- Good Natural Light
- Wooden Flooring
- 1 Bed Masionette
- Freehold Price: £375,000 With The Benefit Of The Current Income
- Let To The Tenant For The Last 10 Years
- Mews Property

Summary

Available Size	450 sq ft
Price	£375,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Location

The property is situated in this quiet mews, which runs between Hodford Road and Armitage Road which is immediately off the main shopping area of Golders Green Road. The area is well served by many well known multiple and local retailers as well as restaurants, cafes and bars. Transport facilities are excellent with Golders Green Underground Station (Northern Line) within walking distance. Numerous bus routes also serve the area.

Description

The property forms part of a terrace of former office/ workshop premises which has been converted into a one bedroom flat arranged on the ground and first floors. The flat has been occupied by the same tenant for the past ten years.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	260	24.15	Available
1st - First Floor	190	17.65	Available
Total	450	41.80	

Tenancy

The flat is let on an Assured Periodic Tenancy from 10/10/2025 at a rental of £16,800 per annum.

Freehold (Land Registry Title Number: MX465865)

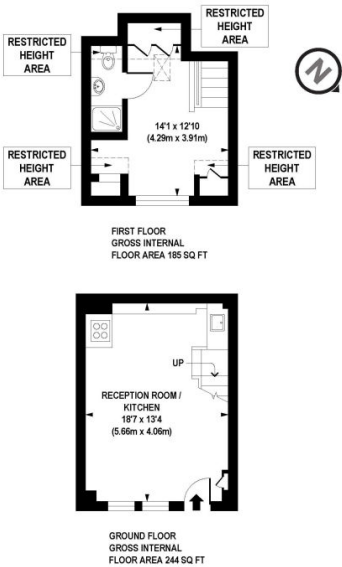
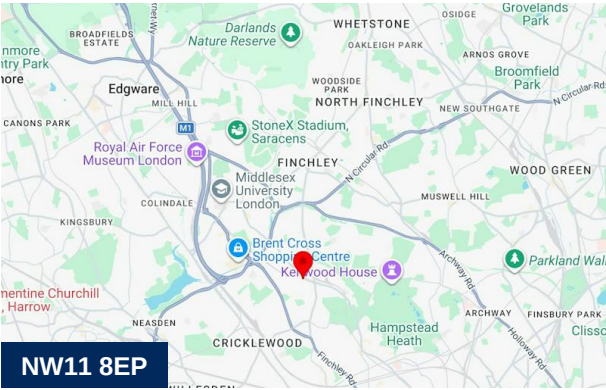
Price £375,000 with the benefit of the current income.

Identification

In accordance with Anti Money Laundering Regulations two forms of identification will be required for the successful purchaser.

Viewing

Strictly by appointment through SOLE Agents above.



Viewing & Further Information



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