



**Denzil Road, London
NW10 2UP**

Asking Price £740,000

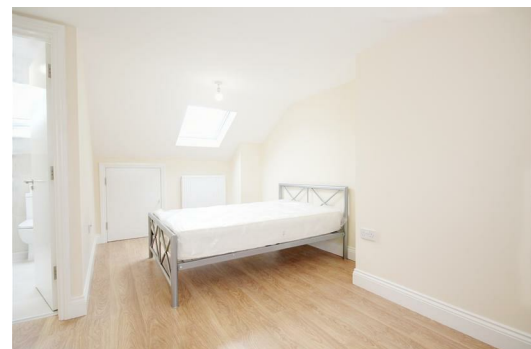
Regal Estates are delighted to offer this rarely available buy to let HMO investment for sale in Willesden, London NW10. Suitable for buy to let investors only as being sold with tenants in occupation.

Premises: An extended terrace freehold house arranged as 6 rooms all with ensuite bathrooms, double communal kitchen and rear garden.

Location: Denzil Road, London NW10 – close to local amenities and within a short walk to Willesden High Road and both Neasden & Dollis Hill underground station (Jubilee-Zone 3).

Situation: HMO Licenced property with 6 rooms let on individual AST's giving total rental income of £5,260 per month / £63,120 per annum excluding bills. Further details available on request.

Viewings: Strictly by appointment- FULL proof of funds will be required before arranging any viewings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	60	76
England & Wales		
EU Directive 2002/91/EC		

