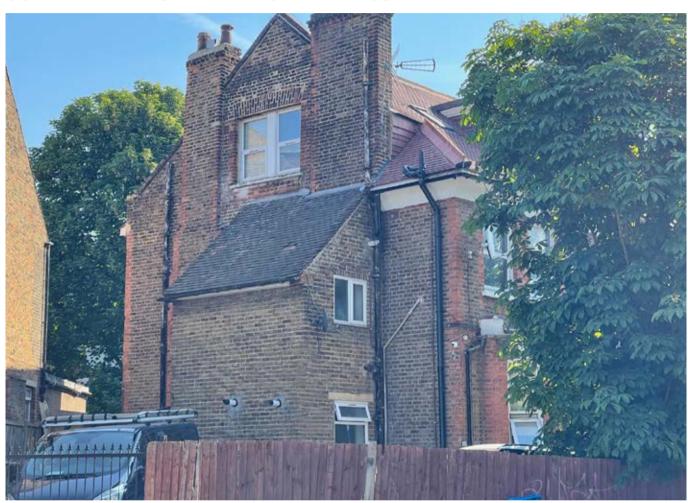# Connaught House, 20 Acton Lane, Harlesden, London NW10 8TT

Guide Price £2,300,000*

DETACHED DWELLING ARRANGED AS NINE SELF CONTAINED FLATS WITH INVESTMENT INCOME

The property is situated on the north side of Acton Lane (B4492), close to its junction with Connaught Road. Acton Lane provides access to the A40 that connects to central London, the M40 and the M25 London orbital motorway. Local shops and amenities are available on High Street along with a number of local bus routes. The property is equidistant from Harlesden and Willesden Junction Rail Stations. The open spaces of Roundwood Park and Harlesden Town Garden are nearby. The property comprises a detached building and is internally arranged to provide nine self-contained flats. There is a garden to the rear of the building and a car parking area providing two spaces which is accessed via Connaught Road. The property occupies a site extending to approximately 0.085 acres. The flats are made up of 6 × One Bedroom Units, 2 × Two Bedroom Units and 1 × Three Bedroom unit. All flats are currently rented on assured shorthold tenancies producing overall approximately £13,000 per calendar month (£156,000 per annum). The property is sold with the benefit of this income. We are advised that there is an enforcement notice dispute that is currently being appealed. Full details are within the legal pack.

ACCOMMODATION
6 × One Bedroom Flats 2 × Two Bedroom Flats 1 × Three Bedroom Flat

TENURE
Freehold

LOCAL AUTHORITY & TAX RATING
London Borough of Brent
Council Tax all flats Band B except Flat A, B and E that are Band C.

EPC all Flats Band C except Flats A, C and F that are Band D and Flats B and E that are Band E

VIEWING TIMES
By appointment through the Auctioneers

STARTING BID	FINAL BID	NOTES	☐ SOLD	☐ UNSOLD	☐ SOLD PRIOR	☐ WITHDRAWN