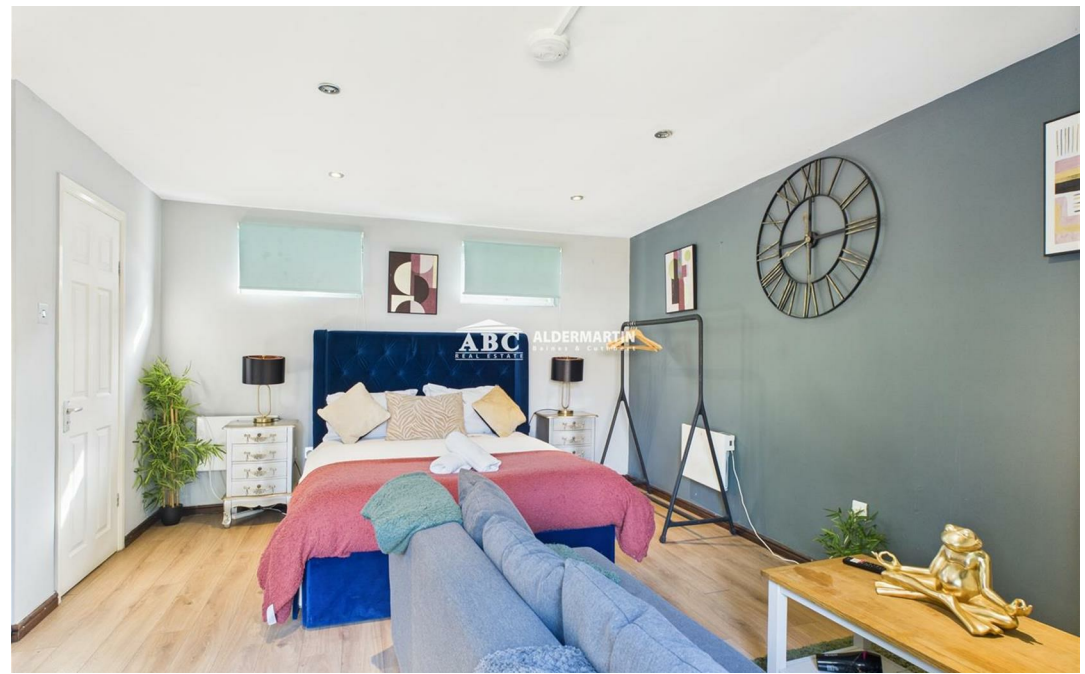


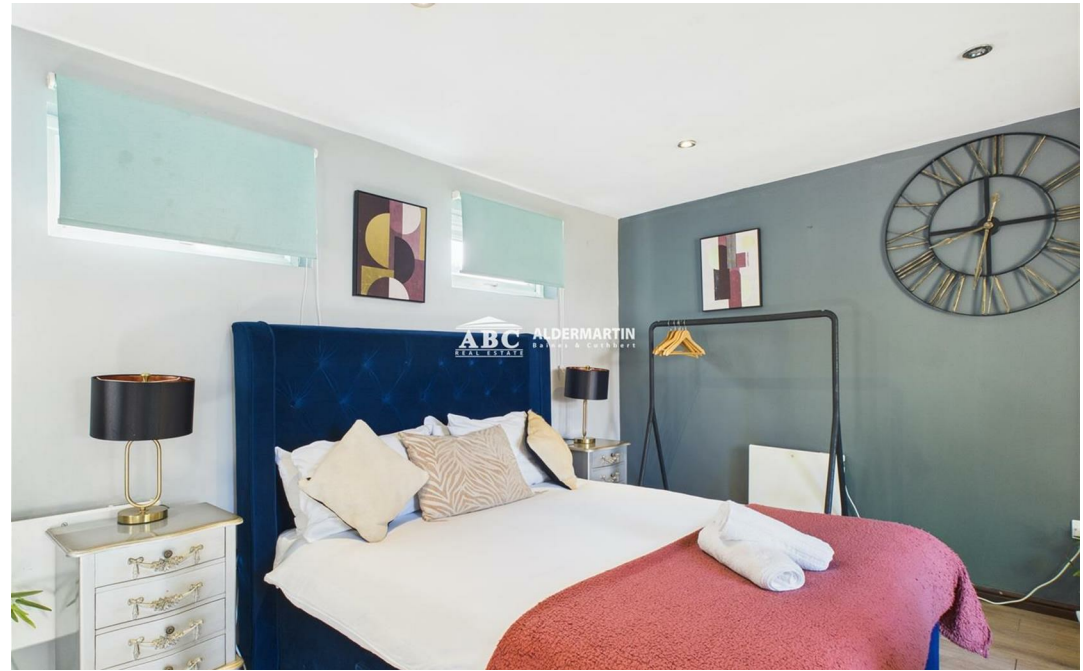


**Great North Way, London NW4 1PT**

**£350,000  
Leasehold**







- FIRST FLOOR ONE BEDROOM MAISONETTE
- POTENTIAL INCOME OF £60,000 PER YEAR
- LOFT ACCESS

- SELF CONTAINED STUDIO ANNEXE
- EPC RATING D : COUNCIL TAX BAND C
- OFF STREET PARKING

- EXCELLENT INVESTMENT
- TRIPLE GLAZING
- REAR GARDEN

This property offers an astute investor an ideal opportunity to acquire two income streams which combined can potentially produce up to £60,000 per year.

Comprising a spacious first floor one bedroom maisonette, and a roomy and comfortable studio annexe, we strenuously recommend viewing before the chance is lost.

**ABC ALDERMARTIN**  
Buildings & Estates

**Approximate total area<sup>m</sup>**  
752 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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