



All enquiries Ref: James Paterson

■ Long leasehold ground floor self-contained flat requiring modernisation

■ Investment

**Location:**

The property is situated on Charlton Road between its junctions with St Marys Road and Manor Park Road. Public transport links include Willesden Junction and Harlesden mainline/Overground rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A404 and A406 North Circular Road. Shopping amenities can be found locally within Harlesden, with an extensive range of shops, bars and restaurants being found in Willesden Green. Recreational pursuits can be found locally at the open spaces of Roundwood Park.

**Description:**

Long leasehold ground floor self-contained flat requiring modernisation with rear garden.

**Accommodation:**

Ground floor: One bedroom, reception room, kitchen, bathroom/WC, hall  
Outside: Rear garden  
Gross Internal Area GIA (Source: EPC) Approximately 45 sq m ( sq ft)

**EPC rating:** C

**Council Tax Band:** B

**Tenancy:**

The property is let on an assured shorthold tenancy agreement (AST) for 12 months (Fixed Term) from 2nd December 2025 to and including 1st December 2026 at a rent of £2,000.00 per calendar month.

**Rent reserved:**

**£24,000** per annum

**Lease:**

Held on a long lease for a term of 125 years from and including 5th December 2023 (Thus having approximately 122 years remaining).

