

**MARBLE**  
SALES & LETTINGS



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## Asking price of £1,400,000 Walm Lane, Willesden Green, NW2

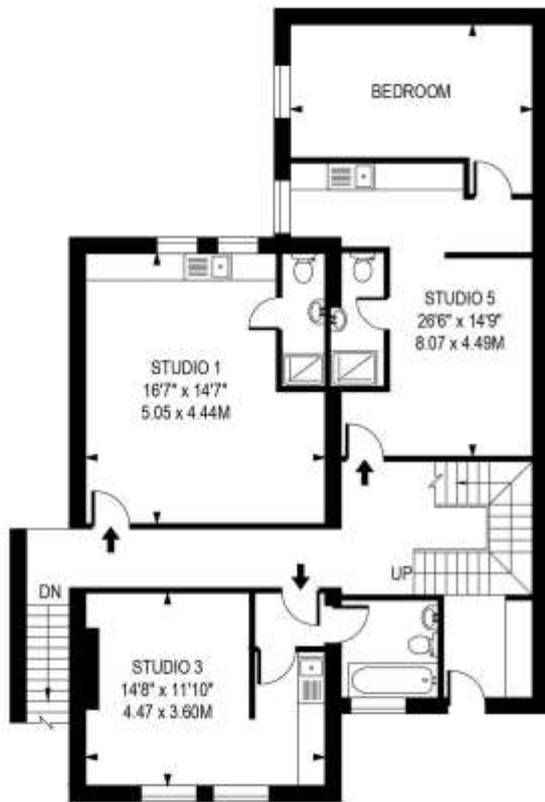


Marble Sales and Lettings are pleased to offer this investment property. The building currently has 6 self contained flat generating approx. £75,000 per annum. If you require further information please do not hesitate to contact the office to discuss further.

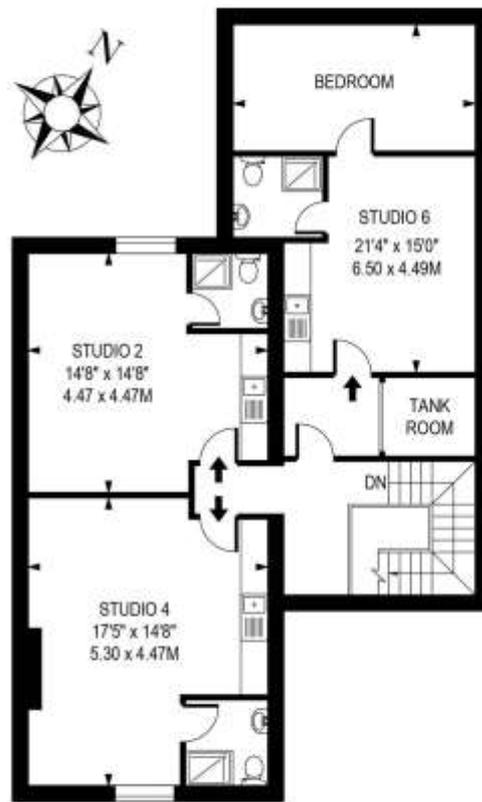




# WALM LANE, NW2



FIRST FLOOR



SECOND FLOOR

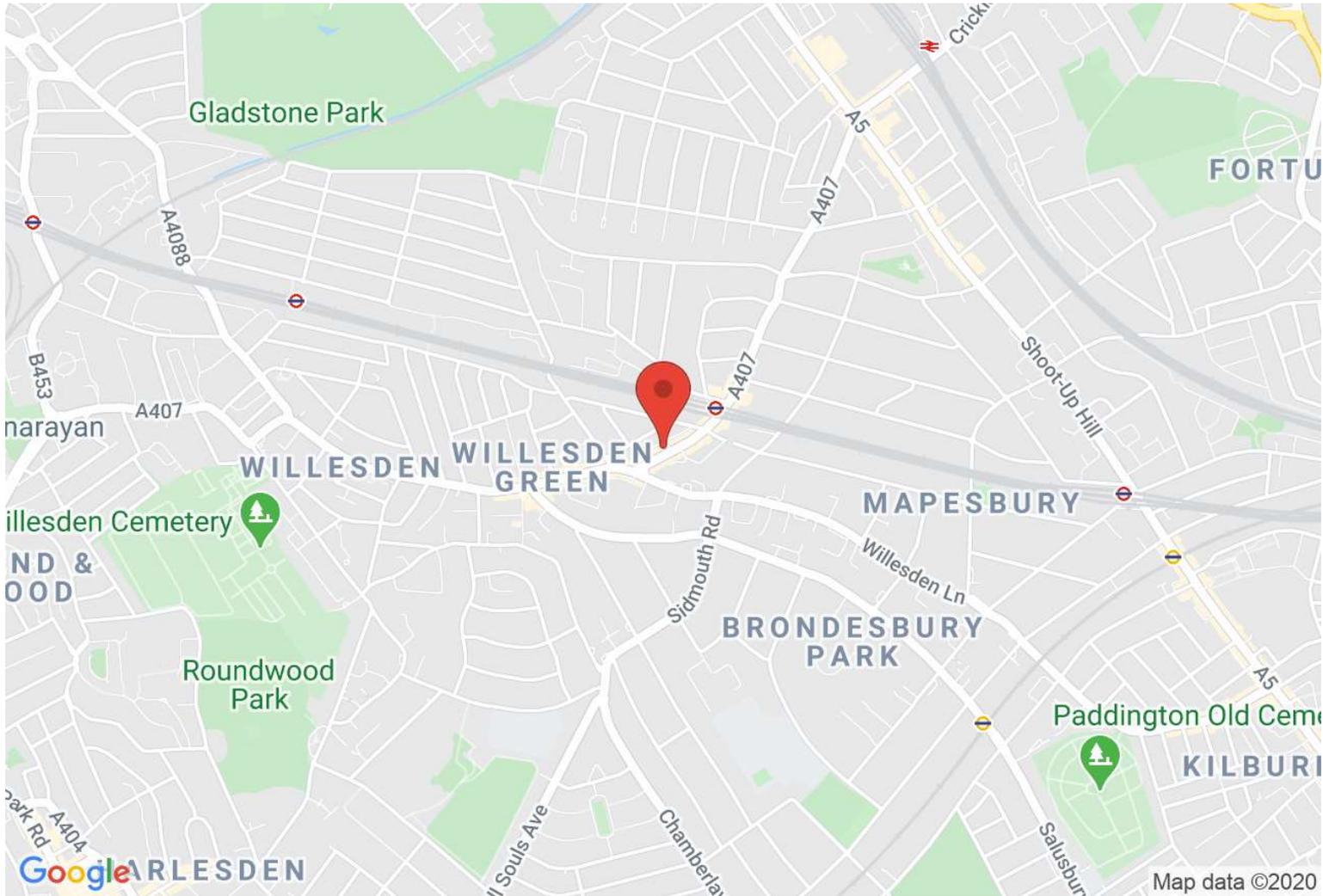
www.lenscape.london

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very high energy efficient - lowest CO <sub>2</sub> emissions (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	39
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not a recommended target - highest CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	74	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not a recommended target - highest running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Directions**

**Location**



**VIEWING BY APPOINTMENT WITH AGENTS MARBLE SALES AND LETTINGS**

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARBLE SALES AND LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.