



433 Harrow Road, Maida Hill, W10 4RE

Must be seen £900,000

MAPESBURY

£900,000

Freehold+LH

- Freehold Mixed-Use Investment
- Commercial/Resi Income
- High Demand Rental Location
- Prime Location
- Size: 1220 Sq Ft approx.
- EPCs: Shop C|Flat-1 D|Flat-2 C
- Full Income Producing 48K PA
- Potential for Rental Uplift
- Strong Long-Term Investment
- Shop & uppers (2X1 Bed Flats)
- Viewings Advised
- Council Tax:

Mixed-Use Freehold Investment Producing £48K Per Annum – An excellent opportunity to acquire a fully income-producing mixed-use freehold investment on the busy Harrow Road, W10. The property comprises a ground floor commercial takeaway unit together with two self-contained one-bedroom flats above, generating a combined rental income of approximately **£48,400 per annum**.

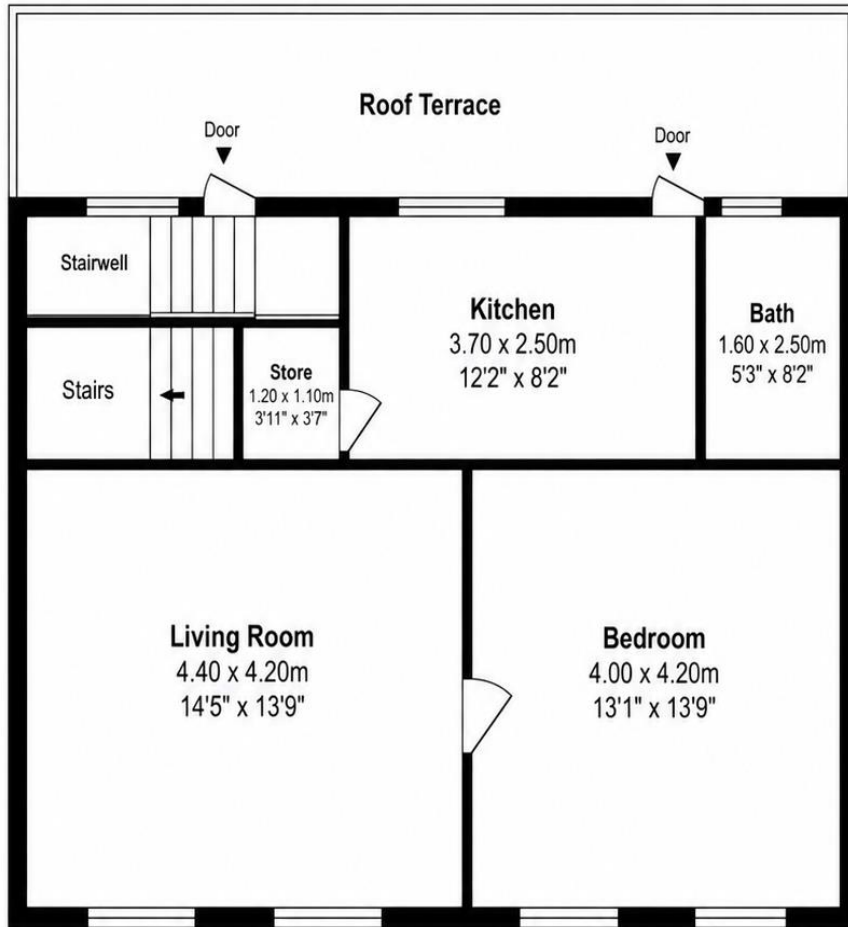
Arranged over three floors and extending to approximately **1,220 sq ft GIA**, the property offers diversified commercial and residential income with potential for future rental growth. The Ground floor is occupied by an established takeaway/pizza business and includes ancillary storage rooms and WC facilities. The upper parts comprise two self-contained one-bedroom flats (sold as leasehold) with separate kitchens and bathrooms, with the first-floor flat additionally benefiting from a private roof terrace.

Situated in a prominent roadside position with high footfall and excellent transport links, the property is well placed for long-term rental demand and investment growth.

Rental Breakdown: Ground Floor Commercial Unit: £16,000 pa | First Floor One-Bedroom Flat: £15,000 pa | Second Floor One-Bedroom Flat: £17,400 pa **Total Passing Rent: £48,400 per annum**

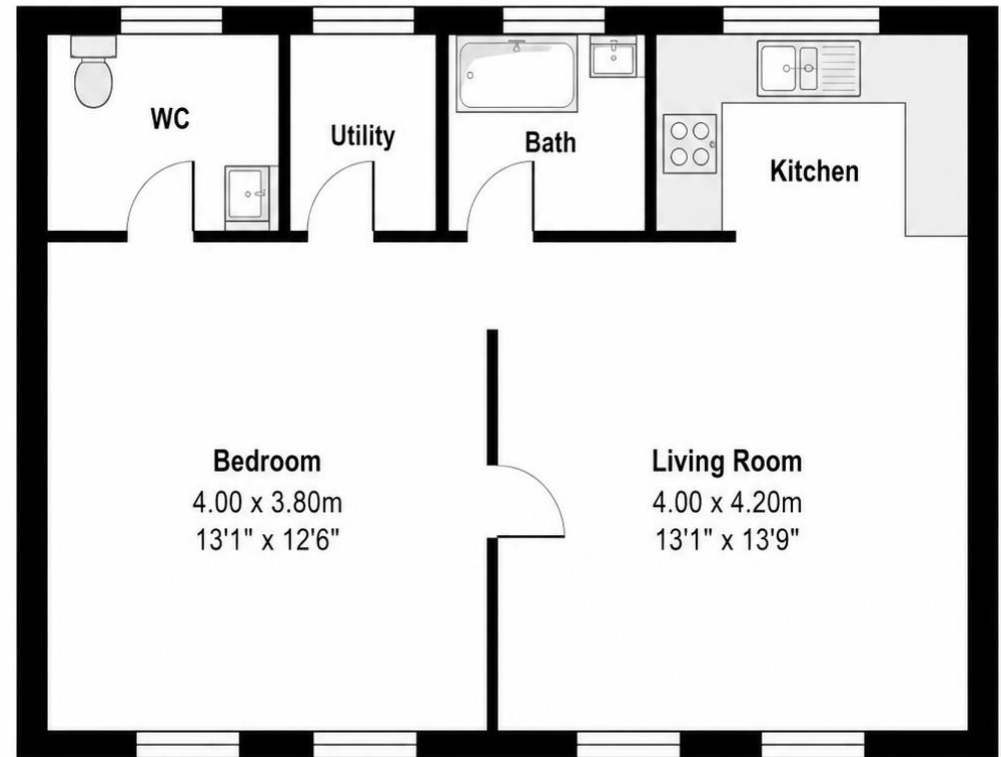






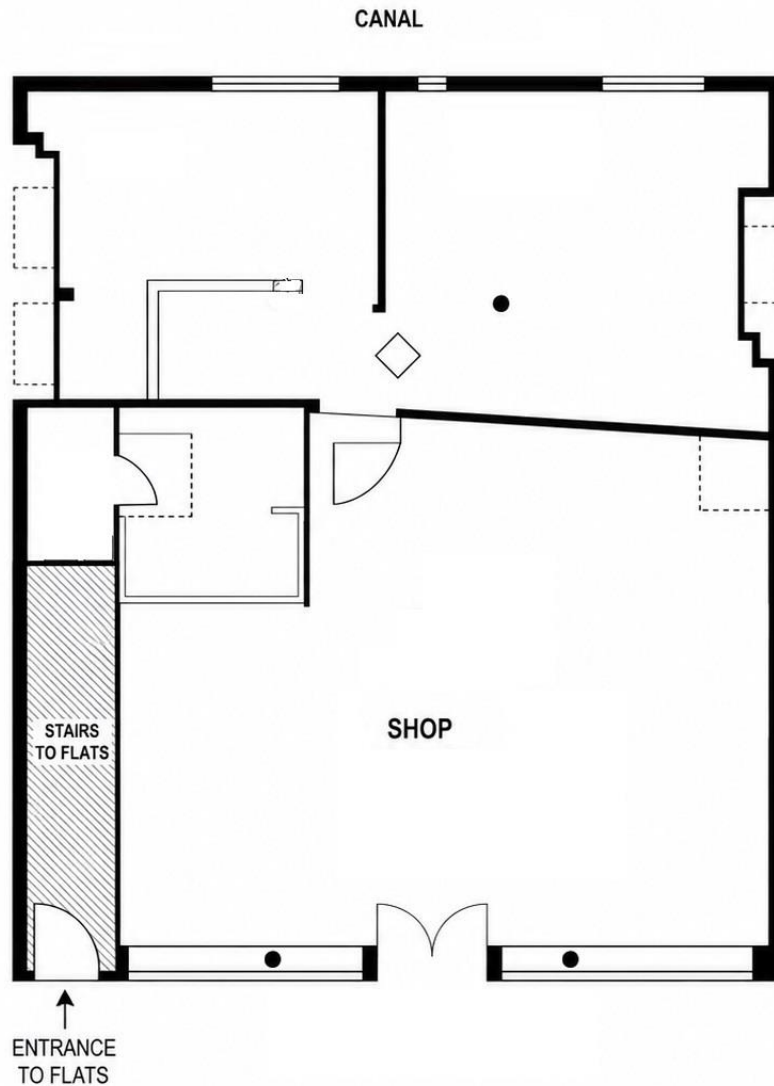
FIRST FLOOR PLAN
(Room layout is diagrammatic)

Approx. Gross Internal Area
34.0 sq m / 366 sq ft



SECOND FLOOR PLAN
(Room layout is diagrammatic)

Approx. Gross Internal Area
53.6 sq m / 577 sq ft



GROUND FLOOR PLAN
(Shop layout as at March 2002)

TOTAL AREA
500 sq ft (not including stairs to flats)

433 Harrow Road

This floor plan is for illustrative purposes only.
All measurements are approximate and not to scale.

Energy Efficiency Rating

Very energy efficient - lower running costs

A+

0 - 25 net zero CO₂ emissions

A

26 - 50

B

51 - 75

C

76 - 100

D

101 - 125

E

126 - 150

F

Over 150

G

Not energy efficient - higher running costs

69 This is how energy efficient the building is

England, Scotland & Wales

EU Directive
2002/91/EC



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