

FOR SALE

£1,500,000



415 North End Road,
London SW6 1NS



PROPERTY DESCRIPTION

Prime Mixed-Use Investment - North End Road, SW6

This freehold property offers a rare combination of retail and residential income streams, comprising 2 commercial shops and 3 residential flats (1 studio, 1 one-bedroom, and 1 two-bedroom). Currently generating £100,000 per annum (£45,000 from shops and £55,000 from residential units).

Key Features: Prime SW6 location in Fulham with excellent transport links, Dual income stream from both retail and residential tenants, Freehold tenure providing long-term security, Strong footfall location on North End Road

Investment Details: Asking Price: £1.5 million (subject to contract),
Current Annual Income: £100,000, Gross Yield: 6.7%

Contact Rayan Investments: Tel: 020 7402 4030, Mobile: 07438 218702 or 07766 689777, Email: admin@rayaninvest.co.uk, Website: rayaninvest.co.uk

Viewings available by prior appointment only.

All information correct at time of publication

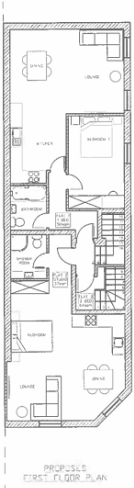
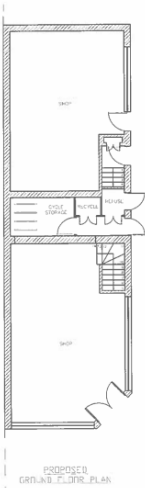
Upon Entrance :

Shop 1

Shop 2

Studio Flat

**One Bedroom
Flat**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	