

## FOR SALE - DEVELOPMENT / REFURBISHMENT



55 & 55B West Street, Harrow-on-the-Hill, Harrow HA1 3EL

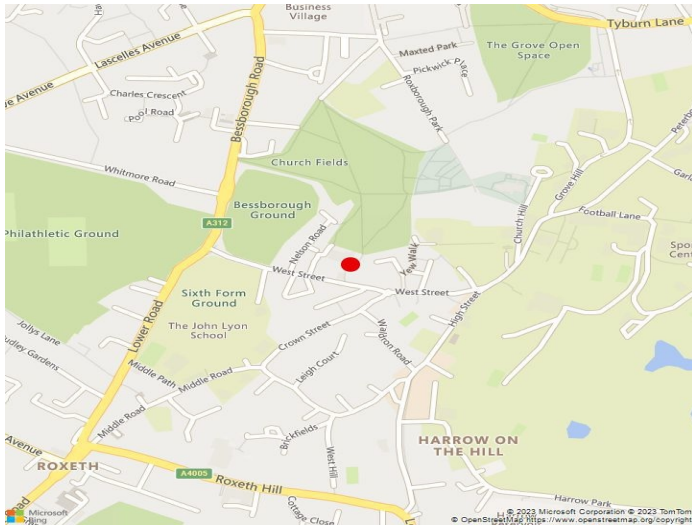
Guide price £550,000

**REFURBISHMENT / DEVELOPMENT  
OPPORTUNITY**

- CONSERVATION AREA
- WITHIN WALKING DISTANCE OF STATION AND TOWN CENTRE
- FIRST TIME ON THE MARKET FOR OVER 50 YEARS

## Location

Superbly located in one of the most popular historic streets on Harrow On The Hill. Approximately 15 mins walk from Harrow On The Hill Station and Harrow Town Centre.



## Description

A pair of attached buildings which present the opportunity of reconfiguration into one family home or could be sub-divided into different configurations. The buildings are in need of total renovation throughout.

Our client owns adjoining properties and land to the rear. Limited vehicular access to the property from our client's land will be granted for a reasonable period from completion to carry out work, including space for a compound for builders' vehicles and materials. No parking is available thereafter with the property.

The property is in a Conservation Area and Locally Listed.



## Accommodation

### No. 55 West Street

Ground Floor - 3 rooms

First Floor - 3 rooms

Basement

### No. 55B West Street

Ground Floor - 2 rooms

First Floor - 2 rooms

## EPC

An energy performance certificate (EPC) is available upon request.

## Price

£550,000 Guide price

## Terms

Offers will be considered on an unconditional basis or subject to planning for change of use to residential use in line with the application about to be lodged with London Borough of Harrow.

## Viewings

Strictly by appointment through VDBM.  
steve.keenan@vdbm.co.uk 01923 845226  
toby.woodward@vdbm.co.uk 01923 845221

Strictly no children will be allowed at viewings due to the condition of the property.

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.