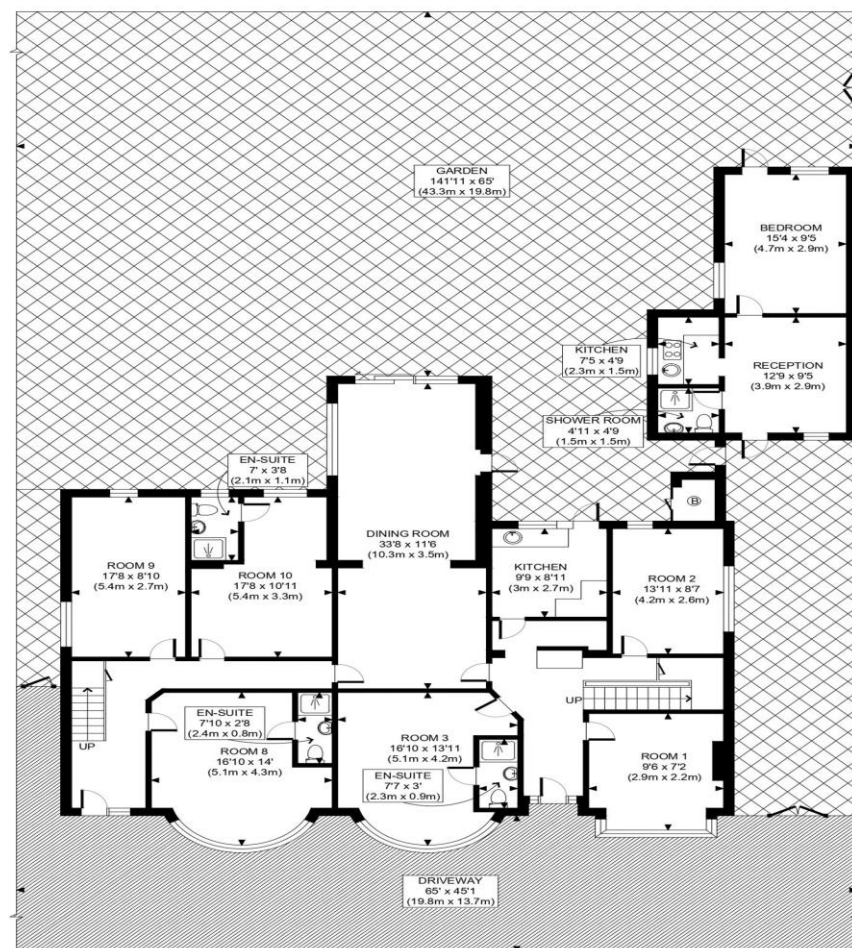
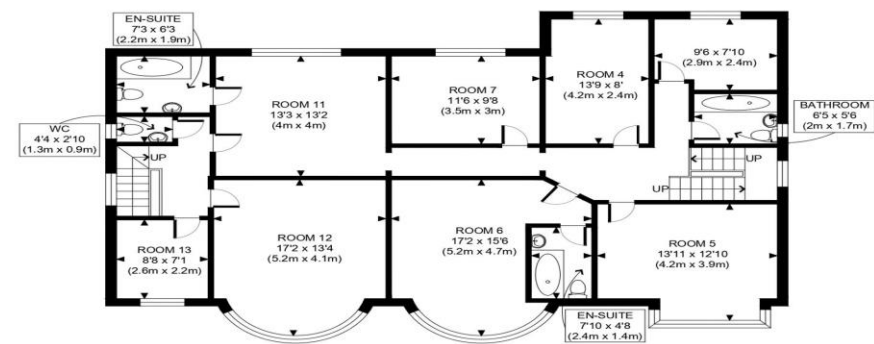


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 3737 SQ FT/ 347 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 3403 SQ FT/ 316 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**

Email: **Azi.Rahman@brian-cox.co.uk**

Web: **www.brian-cox.co.uk**



0203 866 6640
brian-cox.co.uk



Brian Cox are delighted to present to the market this rare opportunity to acquire a well-appointed hotel property. The accommodation comprises 13 bedrooms, 12 bathrooms, generous communal areas, a forecourt offering off-street parking for up to 10 vehicles, and a side entrance leading to a spacious rear garden. Located on Pinner Road in the heart of Harrow, the property is just a short walk from North Harrow Station, offering convenient access to Central London. It is also within close proximity to Harrow Town Centre and Harrow-on-the-Hill Station. The surrounding area boasts a wide range of local amenities, including restaurants, bars, a Vue cinema complex, parks, and the prestigious Harrow School. Wembley



Guide Price £1,700,000
Freehold

Pinner Road, Harrow HA1 4HN

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



In Brief...

- Thirteen Bedrooms
- Twelve Bathrooms
- Driveway For Multiple Cars
- Walking Distance Away From North Harrow Tube Station
- Great Development Opportunity (STPP)
- Chain Free Sale



The Location...

Nearest Stations ...

North Harrow (0.1 miles)
West Harrow (0.4 miles)
Rayners Lane (0.8 miles)

North Harrow is a suburban area of North West London, situated North West of central Harrow within the London Borough of Harrow. North Harrow Train Station is a London Underground Station situated in North Harrow in North West London. The station is on the Metropolitan Line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by several bus links, local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & cafés and independent specialist shops. There are several schools and churches in the area. There are many local schools in the area some include Longfield Primary School, St John Fisher Catholic Primary School, Vaughan Primary School and Grange Primary School which all have a good of higher Ofsted report.