

Harold Road, London, NW10 7BH

Offers In Excess Of £500,000 Freehold



KEY FEATURES:

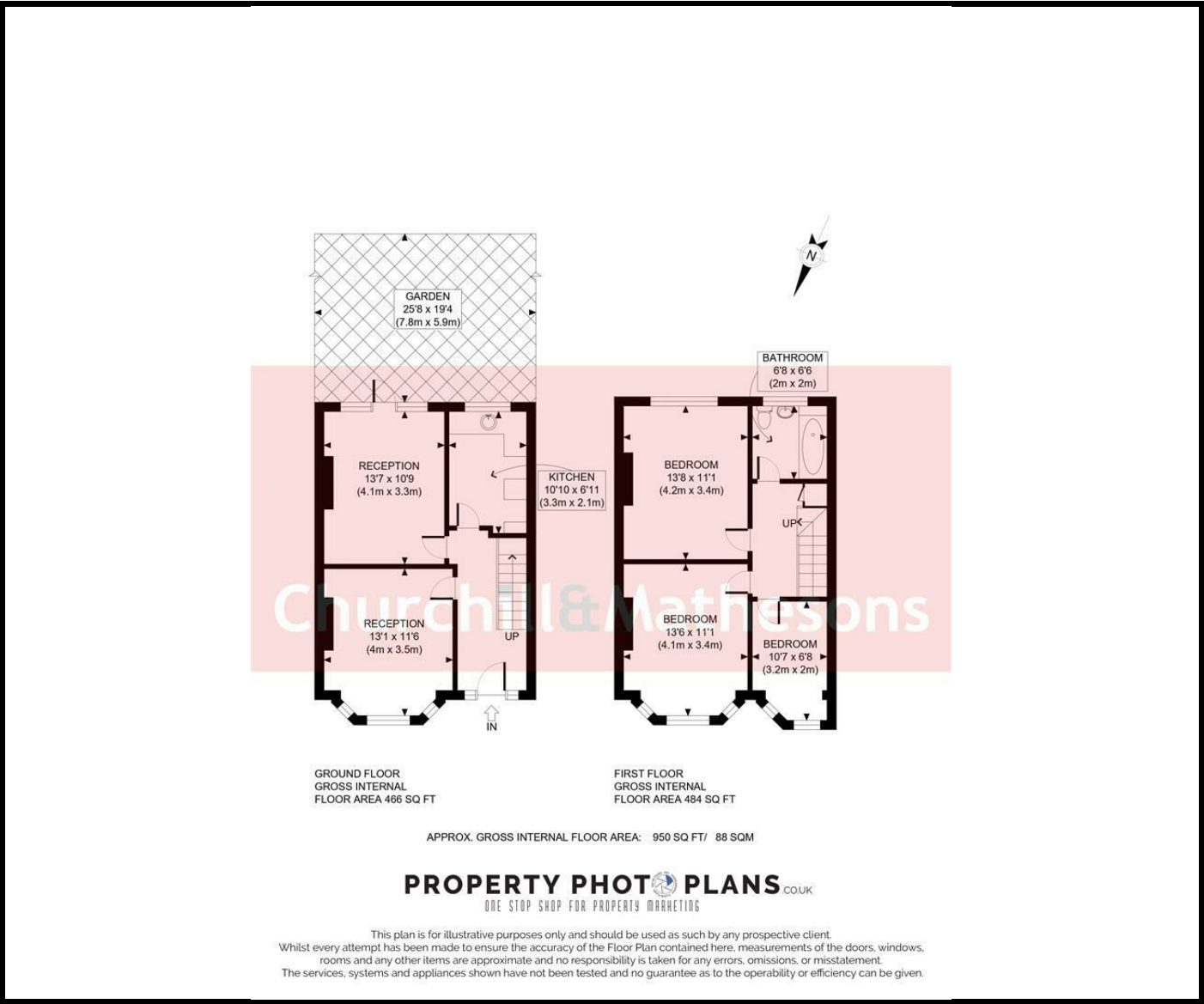
- FULL REFURB
- FREEHOLD PERIOD HOUSE
- 3 BEDROOMS
- 1 BATHROOM
- 2 RECEPTION ROOMS
- REAR KITCHEN
- 25' SOUTH FACING GARDEN
- DEVELOPERS DREAM

HOUSE NEEDS FULL REFURB

Found on Harold Road, NW10, this freehold MID-TERRACE period house presents a remarkable opportunity for investors and developers alike. Spanning 950 square feet, the property boasts 2 spacious downstairs reception rooms one leading out onto a SOUTH facing garden, perfect for entertaining guests or enjoying family time. The separate kitchen at the rear of the house could be incorporated into the rear living room, offering modern living and a superb investment. It has 3 well-proportioned bedrooms, and 1 family bathroom upstairs.

It is important to note that the property requires a full refurbishment, allowing you to tailor the space to your personal taste and style. Additionally, there are exciting possibilities for expansion, with options to extend both upwards and outwards, subject to planning permission.

Situated in a desirable location, this property is not only a blank canvas for renovation but also a promising investment in a thriving area of London. Whether you are looking to create your dream home or seeking a lucrative project, this house on Harold Road is a rare find that should not be missed.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.