

LILYANA

ESTATES



9b Northwick Avenue, Harrow, HA3 0AA
Offers in the region of £500,000

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Lilyana Estate are proud to present a fantastic opportunity for first-time buyers and/or investors looking for an affordable property in a sought-after area. Currently rented and well maintained, it provides great potential for those looking to add value.

The accommodation features a versatile layout, with a ground-floor bedroom that can also be used as a dining room, making it adaptable to your needs. Upstairs, you'll find two well-sized bedrooms, with the main bedroom benefiting from an en-suite bathroom for added privacy.

One of the key benefits of this property is parking for two vehicles, a valuable feature in this area. The garden is more spacious than it appears in photos, though simple, offers a practical outdoor space, grass area and an outbuilding that can be used for storage or as a workshop.

Built in 1960, this home combines solid construction with modern-day practicality. While currently tenanted, the property can be made available with vacant possession upon completion, making it a great option whether you're looking for a home to move into or an investment with rental potential



Council Tax Band: E



kitchen

10'6 x 8'5

Reception

12'7 x 9'4

Bathroom

8'6 x 8'5

Bedroom 1

12'5 x 8'3

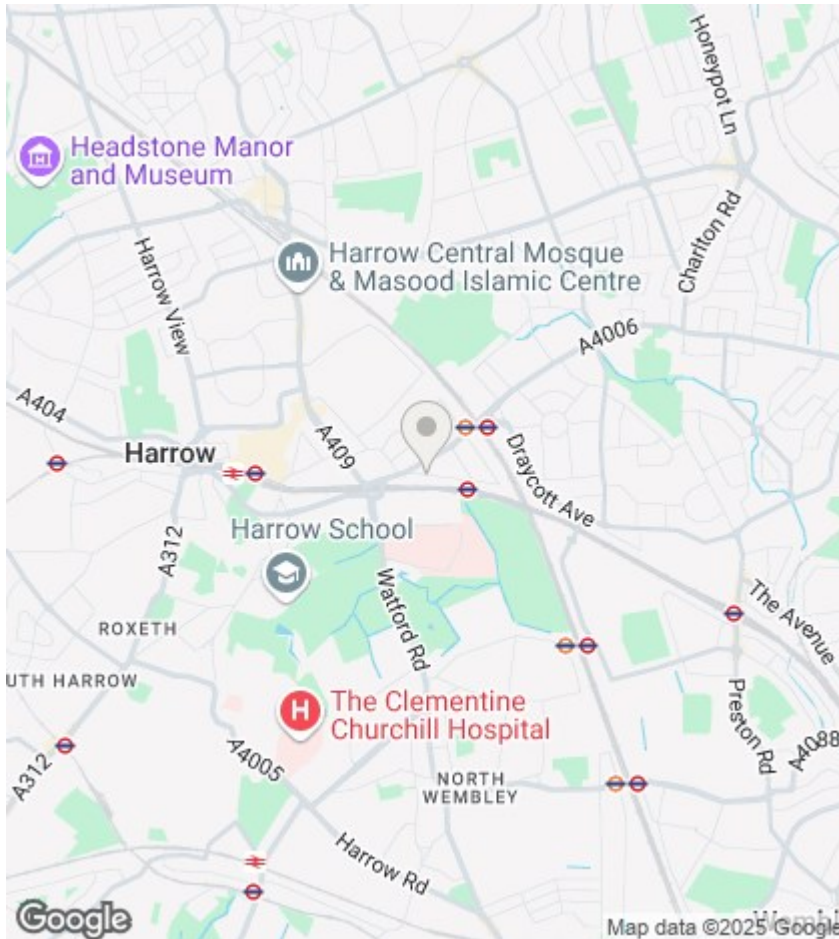
Bedroom 2

12'7 x 12

Dining/Bedroom 3

12'7 x 9'4

Currently being used as 3rd bedroom



Directions

Viewings

Viewings by arrangement only. Call 02035 381156 to make an appointment.

EPC Rating:

C

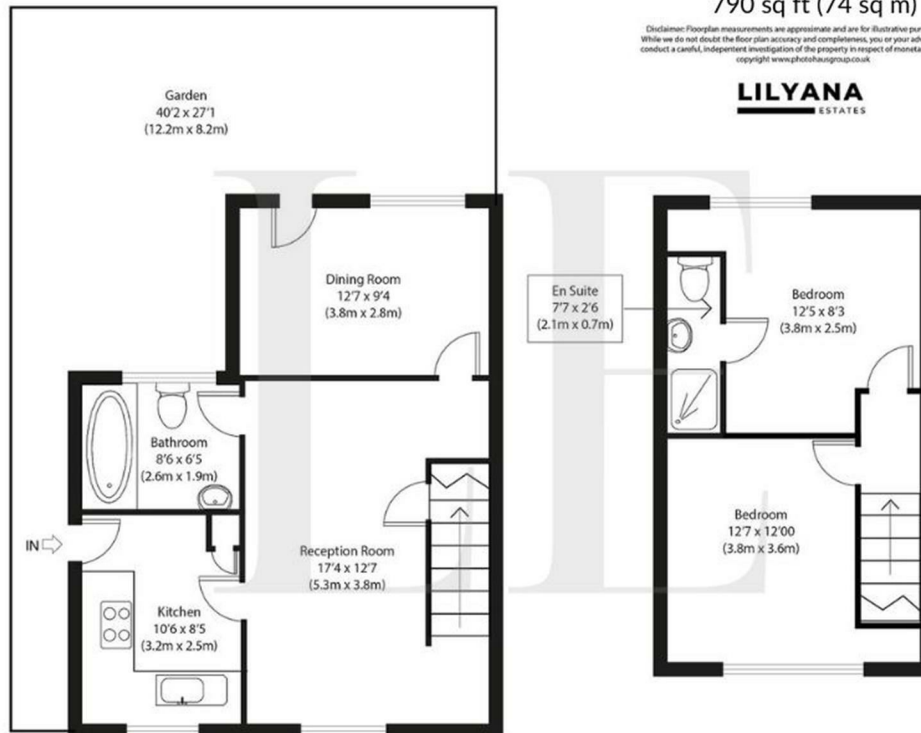
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area

790 sq ft (74 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.photoshaugroup.co.uk

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Ground Floor

First Floor