

FREEHOLD



House - Semi-Detached (EPC Rating: )

**ST JAMES ROAD, WATFORD, WD18  
0DZ**

Asking Price

**£520,000**

# 3 Bedroom House - Semi-Detached located in Watford

INVESTORS ONLY!! CURRENTLY USED AS ROOM LETS THIS HOUSE,  
LOCATED IN THE CENTRE OF WATFORD WITH AN ANNUAL INCOME OF  
£39,440.

## **FULL DESCRIPTION**

INVESTORS ONLY!! CURRENTLY USED AS  
ROOM LETS THIS HOUSE, LOCATED IN THE  
CENTRE OF WATFORD WITH AN ANNUAL  
INCOME OF £39,440.

This property is in need of upgrading but is  
currently fully occupied and bringing in an  
excellent yield.

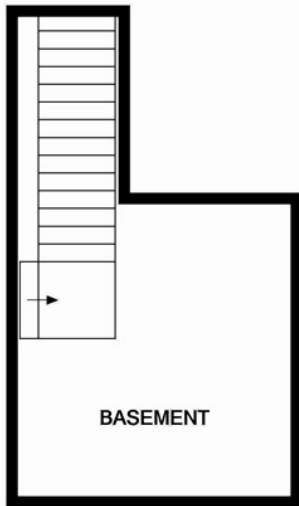
There is a basement let

There are 2 room lets on the ground floor

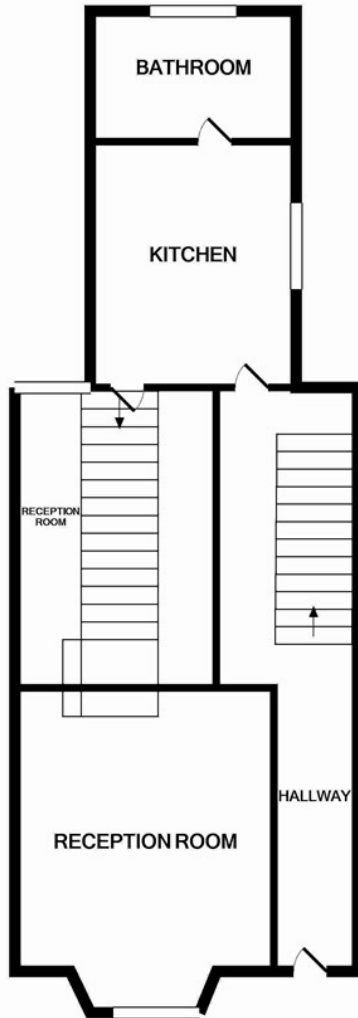
There are 3 room lets on the first floor

Offered for sale with full occupancy and no  
upper chain

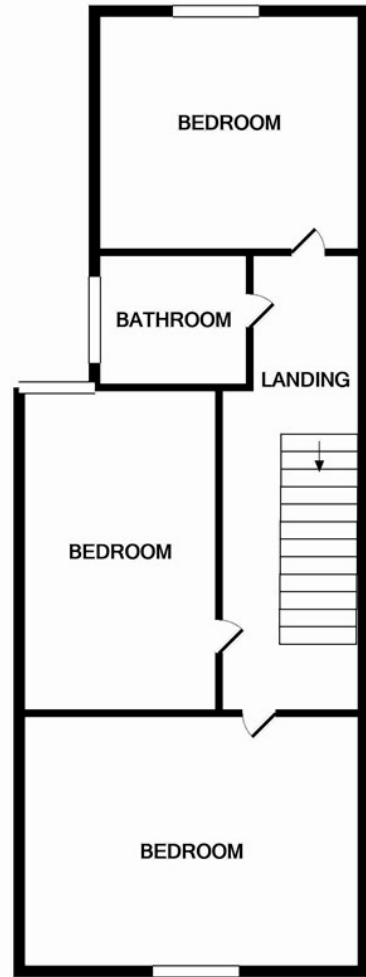




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 196 SQ.FT.  
(18.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 516 SQ.FT.  
(47.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)

ST JAMES RD  
TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2022

Council Tax Band

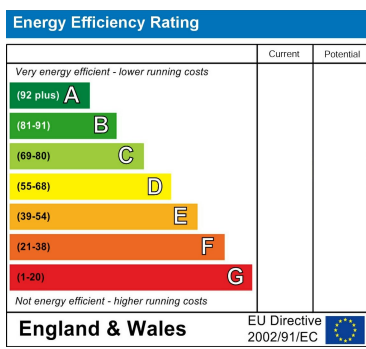
Call us on

01923 220012

Energy Performance Graph

sales@warrenanthony.co.uk

https://www.warrenanthony.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

