

GRAHAM ROAD, HARROW



Four Bedroom Semi Detached

Guide Price £575,000

Description

Robertson Phillips are pleased to be able to offer for sale this sizable semi detached house which is currently laid out as two flats in line with planning that was granted in 2007 under ref:-P/4265/07. The conversion was never completed and the house is therefore suitable to a number of different buyers. 1. For those looking for a larger than average house in the area. 2. A buy to let investor looking for a good rental return and 3. A developer looking to complete the project and possibly create additional accommodation. The property is in good order and benefits from gas central heating, double glazed windows and is well positioned for shopping and transport facilities in the surrounding area..



Location: Graham Road benefits from being within a 5 minute walk to Harrow and Wealdstone Station, which offers both the Bakerloo and Overground lines. Wealdstone High Street, itself only a 3 minute walk from the property offers an array of local amenities including a supermarket, gym, pharmacy and also a number of local bus routes.



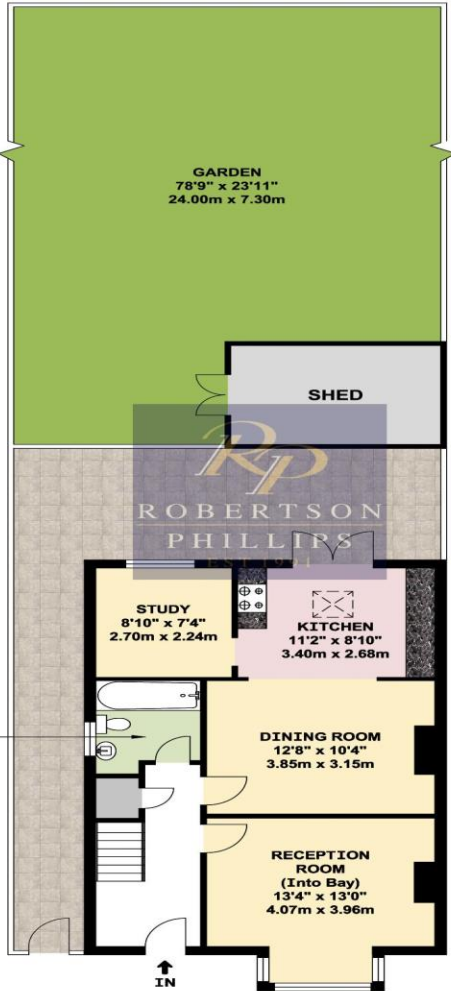
- *Sizable semi detached property*
- *Offered for sale in good order throughout*
- *Flexible accommodation laid out over three floors*
- *Currently laid out as two flat but is easily converted back into a house*
- *Gas central heating*
- *Viewing highly advised*



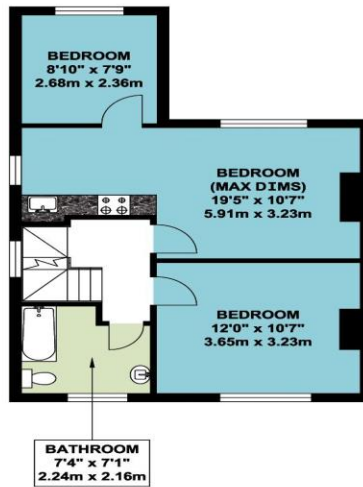
Additional Information

TENURE: FREEHOLD
 LOCAL AUTHORITY: LONDON BOROUGH OF HARROW.
 ENERGY EFFICIENCY RATING: D

GRAHAM ROAD HARROW WEALD HA3



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1295.00 SQ. FT / 120.31 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. FLOOR PLANS ARE NOT DONE TO "SCALE".



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.