



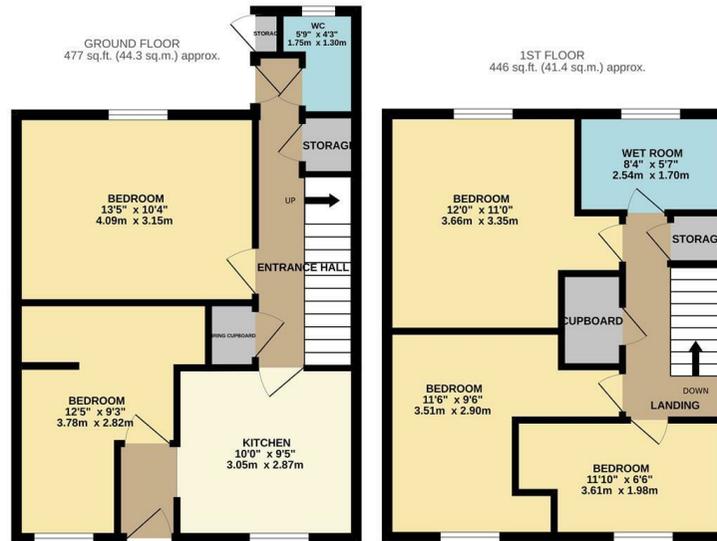
Red Willow, Harlow, CM19 5PD  
Guide Price £315,000

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# Red Willow, Harlow, CM19 5PD

**\*\*Guide Price £315,000 to £335,000\*\***

Offered with NO CHAIN is this five bedroom HMO, which presents an excellent investment opportunity and has a current monthly income of £39,960 (12.57% yield). On the ground floor there is a hallway leading to a kitchen, two bedrooms and a cloakroom/WC, whilst upstairs there are three further bedrooms and a wet room. Outside the rear garden is mainly laid to lawn with potential for a driveway to the front (subject to planning). Red Willow is located in the popular Katherines development with local schools, shops and open fields close by.



RWIREYLANDJOHNSON  
 TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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