

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Est. 1991

HIDE ROAD , HARROW



Potential Conversion Opportunity

Guide Price £760,000



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Description

DEVELOPMENT OPPORTUNITY:

Detached Property with Exceptional Conversion Potential (STPP) Hide Road, Harrow Offers Considered Based Upon Buyer's Position | Motivated Seller | Chain Free An incredible investment opportunity to acquire a substantial, unextended four-bedroom detached freehold property on a premium residential road in Harrow.

Offered to the market by a highly motivated seller, serious offers will be considered based upon the strength, speed, and clarity of the buyer's position. This asset represents a blank canvas perfectly suited for a premium multi-unit flat conversion or a high-yielding luxury HMO project (Subject to Planning Permission). ?? Unrivalled Space & Footprint Unlike standard semi-detached properties in the area, this detached asset provides a rare 123-foot rear garden and side access. This extensive plot offers massive scope to maximize the internal square footage: • Permitted Development Footprint: Huge potential to utilize single-dwelling development rights for an extensive single-storey rear extension and loft conversion before change-of-use optimization. • Detached Status: No shared party walls, simplifying structural alterations, sound-insulation compliance, and construction logistics. • Flexible Internal Layout: Currently configured with multiple reception rooms, a separate dining area, utility room, and four large bedrooms, providing an ideal baseline for structural reconfiguration.



Location: Located just moments from North Harrow, Harrow on the Hill, and Harrow & Wealdstone train stations, this property offers easy access to a wide range of local shops, coffee houses, and restaurants. Plus, with the highly sought-after Marlborough Hill Primary School just a stones throw away, this is an opportunity not to be missed!





- *Four bedroom detached house with garage*
- *Offered for sale in need of some updating*
- *No Upper Chain*
- *Great location close to facilities*
- *Huge potential to extend and possibly convert*
- **OFFERS INVITED**

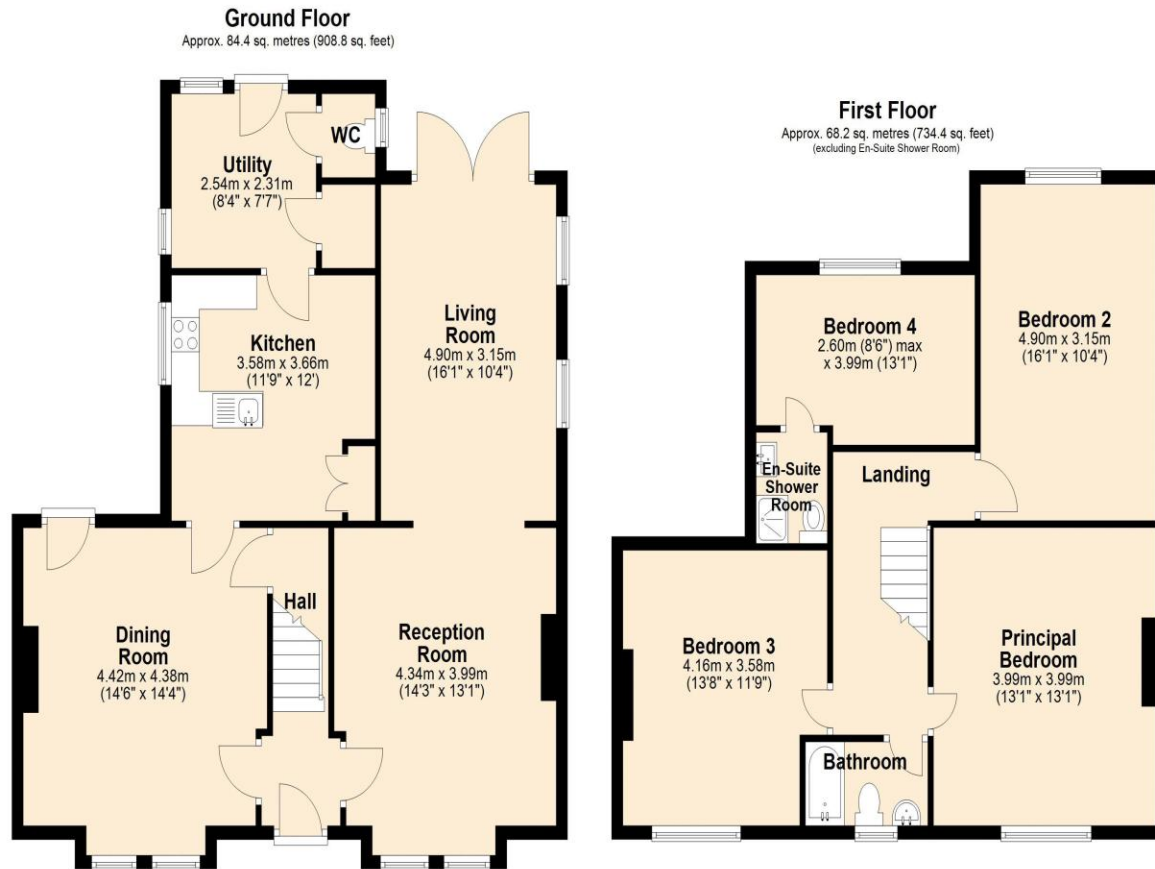


Additional Information

TENURE. FREEHOLD

LOCAL AUTHORITY. LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING. D



Total area: approx. 152.7 sq. metres (1643.3 sq. feet)



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.