david charles
property consultants

FOR SALE



22 & 24 Hindes Road

Harrow, HA1 1SJ

2 semi-detached dwellings each income producing and comprising of 20 studio flats total.

2,680 to 6,103 sq ft

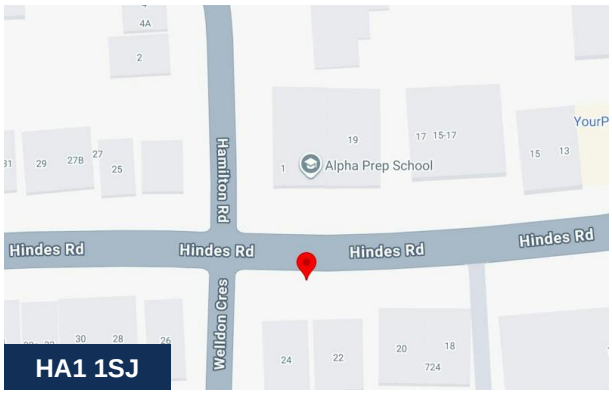
(248.98 to 566.99 sq m)

- 20 studio flats all let on ASTs
- Total income of £261,000.00 per annum excl
- Generous rear garden
- Close to Harrow town centre
- Long term development prospects subject to planning
- Access from Hindes Road and Wellendon Crescent
- Rear access with potential for separate development (STPP)
- Opportunity to increase rents & modernise

22 & 24 Hindes Road, Harrow, HA1 1SJ

Summary

Available Size	2,680 to 6,103 sq ft
Price	£3,250,000
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The opportunity comprises of two semidetached Edwardian properties both of which have been converted / extended to create 10 studio flats in each property. The studios flats benefit from their own kitchen and bathroom in each and are let out by way 12 month AST agreements. To the rear of the site is right of way across the service road to the rear of 22.

Location

The properties are located just of the towns main retail and transport thoroughfares with a number of shops, cafes, supermarkets and local parks within walking distance. St Anns and St Georges shopping centre are both close by. Harrow on The Hill and Harrow & Wealdstone Underground Stations are within a short walk offering easy access in central London via the Metropolitan Bakerloo Lines.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 22 Hindes Road	2,680	248.98	Available
Unit - 24 Hindes Road	3,423	318.01	Available
Total	**6,103**	**566.99**	

Terms

The freehold of both properties are to be sold individually or combined subject to contract.

Viewing & Further Information



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