





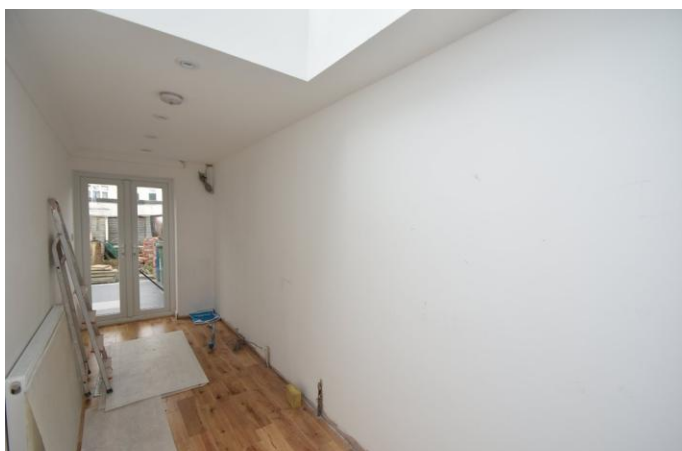
£525,000

Parkfield Road

South Harrow

HA2 8LB

- END TERRACE HOUSE INVESTMENT
- ARRANGED AS 3 FLATS
- CASH BUYERS ONLY (NO PLANNING PERMISSION FOR CONVERSION)
- ESTIMATED £3000 PCM INCOME
- COMPLETELY REFURBISHED
- SEPARATE UTILITIES
- 2 BED GROUND FLOOR FLAT
- 1 BED 1st FLOOR FLAT
- 2nd FLOOR STUDIO FLAT
- GARDEN
- OFF STREET FRONT PARKING FOR 2 CARS
- 100 YARDS SHOPS & TUBE & PARK
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- WOOD FLOORING





COMMUNAL OUTSIDE DOOR

Door to ground floor, door first floor & second floor flats

GROUND FLOOR FLAT:

ENTRANCE HALL

BEDROOM ONE

14' 10" x 10' 0" (4.52m x 3.05m)

Upvc double glazed front aspect window, wood flooring, double wardrobe cupboard with mirror sliding doors, radiator.

LOUNGE

16' 6" x 12' 4" (5.03m x 3.76m)

Upvc double glazed high level windows, wood flooring, radiator, built in cupboard housing new gas central heating combination boiler, stairs to:

NEWLY FITTED KITCHEN

18' 7" x 5' 2" (5.66m x 1.57m)

Range of wall cupboards, matching base units with laminated worktops over, stainless steel sink unit with mixer tap and cupboards under, built in under oven, gas hob extractor over, skylight window, wood flooring, upvc double glazed door to garden, archway to:-

LOBBY

Wood flooring, door to bathroom & door to:-



BEDROOM TWO

11' 4" x 10' 0" (3.45m x 3.05m)

Upvc double glazed rear aspect window, radiator, wood flooring.

LUXURY BATHROOM/WC

White suite with panelled bath with shower/mixer tap, wash basin, close coupled wc, fully tiled walls, extractor fan, tiled floor, heated ladder style towel rail, upvc double glazed frosted side aspect window.

FIRST FLOOR FLAT:

Stairs to door to second floor flat.

BEDROOM

15' 4" x 10' 0" (4.67m x 3.05m)

Upvc double glazed front aspect window, wood flooring, door to:-

EN SUITE BATHROOM/WC

Luxury suite with panelled bath with shower/mixer taps, shower screen, vanity wash basin with cupboards under, close coupled wc, heated ladder style towel rail, tiled floor, fully tiled walls, wall, new wall mounted gas central heating combination boiler,



SECOND FLOOR FLAT

LOUNGE/KITCHEN

9' 9" x 8' 9" (2.97m x 2.67m)

Upvc double glazed rear aspect window, radiator, wood flooring, kitchen cupboards, inset stainless steel sink unit with mixer tap, door to:

BEDROOM

14' 0" x 13' 6" (4.27m x 4.11m)

Two radiators, 3 velux front aspect windows.

LUXURY SHOWER ROOM/WC

Built in shower cubicle, wash basin, close coupled wc, fully tiled walls, tiled floor, heated ladder style towel rail, upvc double glazed front aspect window, heated ladder style towel rail.

GARDEN

Approximately 50' with paved patio leading to lawn, side trades entrance.

OFF STREET FRONT PARKING

Block paved for two cars.

COUNCIL TAX BAND D

RATES PAYABLE £1560 per annum

MORTGAGES ARRANGED AT COMPETITIVE RATES
(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.

