



The *Bloxham* Partnership

West Street, Harrow on the Hill Conservation Area Guide Price £1,000,000

A Primarily Residential Investment Opportunity Within the Harrow on the Hill Village Conservation Area | Freehold

KNOWLEDGE | EXPERIENCE | INTEGRITY

THE OPPORTUNITY

A Prime Residential Investment Opportunity with Small Commercial Shop Unit (Class B1 Usage) included, situated in an excellent location within the Harrow on the Hill Conservation Area. Internal re-modelling would be possible and general refurbishment is required.

Available only as a whole, the property was originally 2 adjoining houses which have subsequently been divided (with consent) in to 3 Residential Units but are still held on 2 x Freehold Titles.

IMPORTANT NOTE; No leases have been granted, either for the Shop or 3 x Residential Units. Therefore the properties are only to be sold together, as 2 x Freehold properties. Therefore a residential mortgage cannot be obtained, so the property is of interest only to those with Commercial Funding, or Cash Buyers.

THE ACCOMMODATION (See Floorplans for Layouts & Room Sizes)

The properties are presently arranged as follows;

Unit 1 - No.99 - A shallow open-plan Ground Floor Shop Unit with twin/corner frontage, kitchenette & W.C. Usage Class B1.

Unit 2 No.99a - A 3-storey Residential Property, entered via Nelson Road access and comprising; Ground Floor, Kitchen, Bathroom, Dining Room. First Floor; Living Room, 2 Bedrooms, Bathroom. Second Floor; Large Attic Room

Unit 3 - No.101 - A 1 Bedroom First Floor Flat, accessed from the street.

Unit 4 - No.101a - A Ground Floor Studio Flat, accessed via courtyard to the rear of No.99.

OUTSIDE

A small paved courtyard providing access to No's 99a & 101a.

GARAGE

The property includes a Detached Garage.

PARKING

Parking is On-Street. A CPZ (residents permit parking scheme) operates locally, Mon-Fri 10-2.

OUT & ABOUT

- Harrow on the Hill is a delightful and unique Conservation Area within an attractive, accessible and leafy residential suburb of NW London.
- Often referred to as an "oasis", the Hill is a calm and peaceful historic village, separated by its steep topography from the surrounding area.
- Excellent rail transport links, with Harrow on the Hill station providing fast access to London on both Underground and Overground lines.
- Metropolitan Line 20 minutes to Baker Street/35 minutes to Aldgate. Chiltern Line 17 minutes to Marylebone.
- Piccadilly Line from South Harrow also gives great options across London, including 45 minutes to Covent Garden and 43 minutes to Heathrow via Turnham Green.
- Local shops include a nearby Waitrose Supermarket, a choice of other major supermarkets and 2 covered shopping centres in Harrow.
- Major road links nearby include the A40(M), M25, M40 and M1. All the London airports are conveniently within reach.
- Education - The area is renowned for its standard of education, with a choice of state, private and church schools including St Anselms Catholic Primary School. The former PM, Sir Winston Churchill was educated here, at Harrow School.
- Leisure and Recreation - Harrow has a multi-screen Vue Cinema, an abundance of parks and open spaces, cultural centres and sporting facilities including golf courses.
- Dining and Entertaining - There are many options throughout the Borough, with Harrow on the Hill featuring independent coffee shops, cocktail bars and a choice of pub restaurants.

ADDITIONAL INFORMATION

EPC Ratings & Council Tax Bands;

Shop - EPC: 41/B - Business Rates Payable of Circa £4,200p.a. (22/23)

Unit 2 - EPC: 49/E (72) CTB: Band E

Unit 3 - EPC: 58/D (64) CTB: Band C

Unit 4 - EPC: 66/D (77) CTB: Band C

W3W Address: yoga.trying.museum

Council Tax Band: E (Harrow London Borough Council)

Tenure: Freehold

2 X Freehold Properties, Presently Arranged as a Shop, a Large Duplex Apartment, a 1 Bedroom First Flat and a Ground Floor Studio Flat with small Courtyard to the rear.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

