



INVESTMENT OPPORTUNITY – CASH BUYERS ONLY VIA AUCTION CONTRACT

An opportunity to acquire this detached chalet bungalow that occupies a generous plot with potential to build two 5-bedroom semi-detached houses.

At present 'A decision is pending in relation to the 'Demolition of a detached dwelling; construction of a pair of single and two storey semi-detached dwellings with habitable roof space (2 x 5 beds); parking; vehicle access; boundary treatment; hard and soft landscaping'.

Further information can be found on Harrow Council's planning website Ref: PL/1096/25

For further information please contact S M Properties – Simon Mitchell - 07715 181757



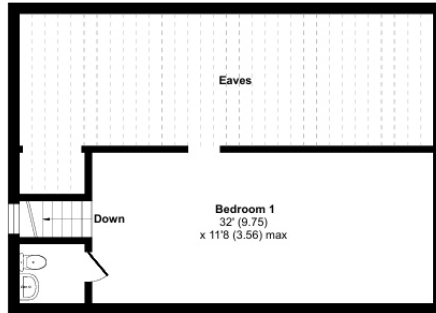
KEY FEATURES

- Application submitted to demolish the existing property and erect two 5 bedroom semi-detached houses
- To be sold under Auction contract terms
- Cash buyers only

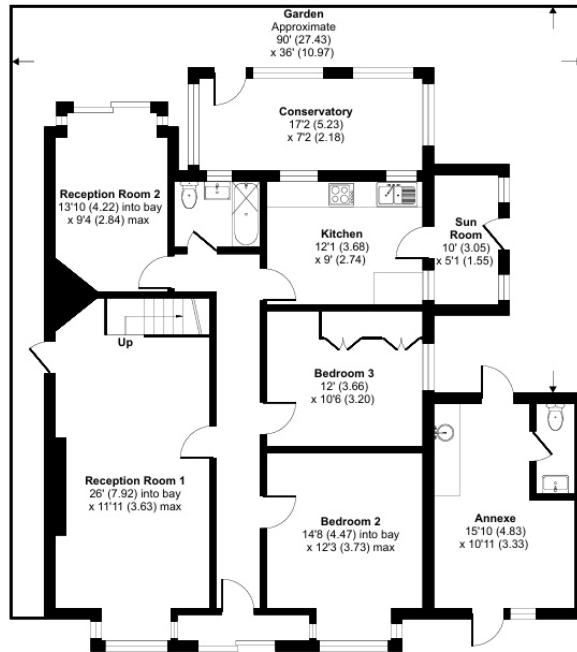


Eastcote Lane, Harrow, HA2

Approximate Area = 1588 sq ft / 148 sq m
 Limited Use Area(s) = 365 sq ft / 34 sq m
 Annexe = 173 sq ft / 16 sq m
 Total = 2126 sq ft / 198 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2022. Produced for SM Properties. REF: 866919

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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