

Lot 9

4 Floriston Close, Stanmore,
Middlesex HA7 2ER

GUIDE PRICE: £350,000 PLUS



SPACIOUS CORNER SEMI-DETACHED HOUSE WITH SCOPE FOR FURTHER DEVELOPMENT

This corner semi-detached house situated in a quiet cul-de-sac currently offers three bedroom and two reception room accommodation although it occupies a plot with an overall site area of 4198 sq ft (390 sq m). The property offers excellent scope for development and we are informed that the client has already prepared plans for the conversion of the property into 2 x two bedroom self-contained flats each with private drives and gardens. In our opinion there may be even scope to build another unit onto the side of the property all of which would be subject to obtaining any necessary planning consent. The property is currently let on an Assured Shorthold Tenancy for a 12 month period from April 2008 at a rent of £1150 pcm. This tenancy includes a break clause and the property is sold together with this letting agreement. The property benefits from gas-fired central heating and double-glazing and is presented in good decorative order throughout.

ACCOMMODATION

Entrance hall, reception one 12'5 x 12'5, reception two 14'9 x 10'8, kitchen 10'6 x 10', first floor landing, bedroom one 13'7 x 10'7, bedroom two 13'3 x 10'2, bedroom three 8'9 x 8'7, bathroom, separate WC.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Local Borough of Harrow: 020 8863 5611
Council Tax Band: D

VENDORS SOLICITORS

David Ford
Mills Chody
388 Uxbridge Road, Hatch End, Middlesex HA5 4JA
020 8428 2398

VIEWING TIMES

By appointment through the Auctioneers.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■