



Wargrave Road | | South Harrow | HA2 8LN

Marketed chain free this three bedroom house comes full of potential with loft space and garden all offering scope to expand subject to planning. Located just minutes from South Harrow station the property requires a cosmetic uplift and is set on one of South Harrow's most popular residential road.

Asking Price Of £435,000

Freehold



- Mid Terraced House
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom
- Double Glazing
- Garden
- In Need Of Modernisation
- Good Location Close to Shops and Tube
- Chain Free

Property Description

INTERNALLY

Front door of this spacious property opens into hallway with stairs to first floor with storage under. Doors from hallway lead to two reception rooms and a kitchen.

Stairs to first floor landing with doors to two double bedrooms, one single bedroom and bathroom.

EXTERNALLY

Wall enclosed front garden and good size back garden.

LOCATION

Wargrave Road is located within a couple of minutes walk to South Harrow's busy shopping centre and Piccadilly Line Tube and bus Station. There are numerous local schools close by including Welldon Park Academy Primary School and Whitmore High School 0.7 of a mile away.

Tenure

Freehold

Council Tax Band

D £1962 per annum

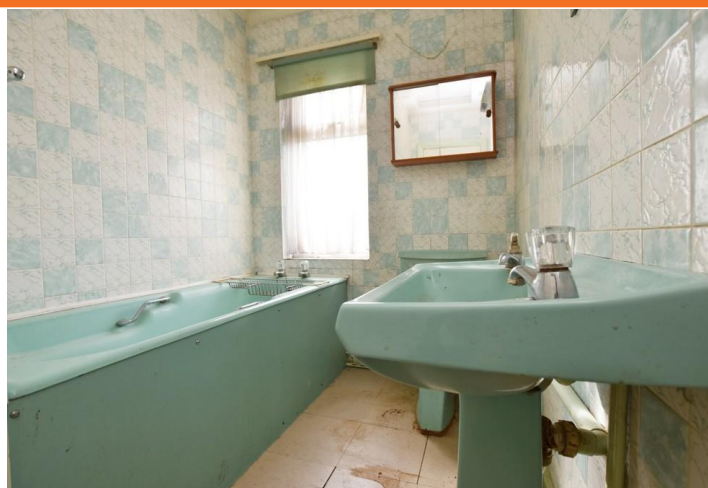
Viewing Arrangements

Strictly by appointment

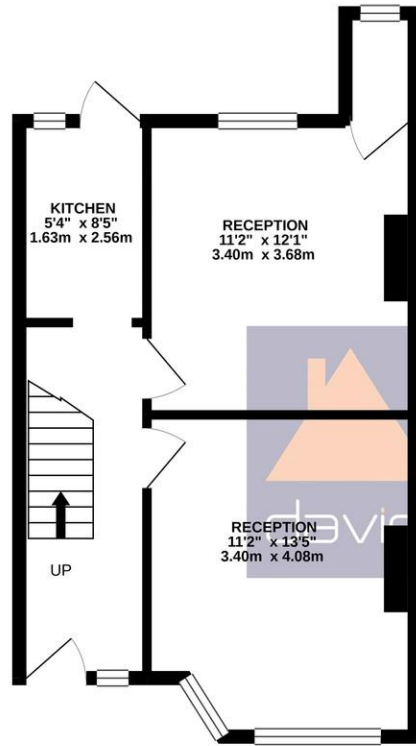
MORTGAGES ARRANGED AT COMPETITIVE RATES

(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).

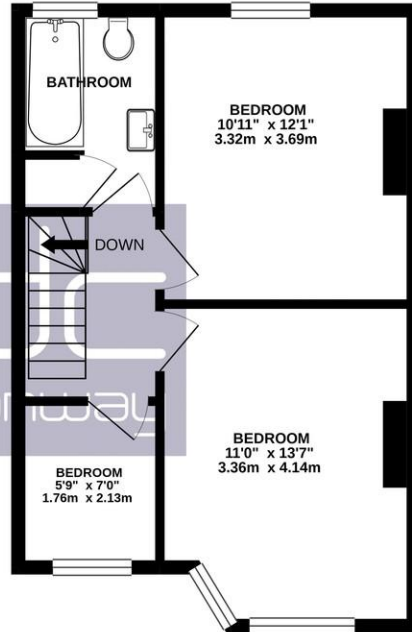
These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may 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.



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



WARGRAVE ROAD, SOUTH HARROW, HA2 8LN

TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	