

# Lot 7

36 Montrose Road,  
Wealdstone, Harrow, HA3 7DU

**GUIDE PRICE: £250,000**



## SEMI-DETACHED HOUSE WITH FULL PLANNING TO CONVERT INTO FLATS

This semi-detached house that forms part of a popular residential area is in need of a complete refurbishment and updating. The property currently consists of 3-bedroom accommodation and has been extended to the ground floor rear. The property was granted planning permission by the local authority under ref: T/2913/07/DFU for the conversion of the property into a pair of one-bedroom self-contained flats. The dwelling does offer spacious accommodation and therefore both flats would be of generous proportions.

Full details of planning can be inspected at the offices of the Auctioneers or alternatively can be viewed on-line at [www.ukplanning.com](http://www.ukplanning.com).

The property is offered with full vacant possession and will be of interest to investor and developer purchasers.



### LOCATION

Harrow is a major commercial and retail centre located 10 miles North West of Central London offering excellent road communications including the A404, A40, M40, M25 and M1 motorways. The area is served by the Metropolitan Line and British Rail Services and major facilities include St Annes and St Georges Shopping Centres. Montrose Road is located off Lockitt Road which in turn connects to the A409 Wealdstone High Street. The High Street includes various shopping facilities and Harrow and Wealdstone Main Line Station.

### ACCOMMODATION

Entrance Hall, Room 1: 12'9 x 10'1, open to Room 2: 10'6 x 8, kitchen 10'7 x 5'6, Room 3: 9'8 x 8'1, Room 4: 13'9 x 12'7, first floor landing, Bedroom 1: 13'9 x 12'7, Bedroom 2: 11'5 x 9'5, Bedroom 3: 9'9 x 7'5, bathroom, off street parking to front, approximately 60' of garden to rear.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Harrow: 0208 863 5611  
Council Tax Band: D

### POPULATION & EMPLOYMENT

Last recorded figures showed a population of approximately 206,000 with an employment rate of 70%.

### VENDORS SOLICITORS

Saleesha Jackson  
S Jackson & Co  
2nd Floor, Norwich Union House,  
Bakers Road, Uxbridge,  
Middx UN8 1RG

01895 256777

### VIEWING TIMES

31st January @ 1.30pm  
2nd February @ 11am  
6th February @ 12.30pm  
8th February @ 12.45pm  
14th February @ 1.30pm

Please call the Auctioneers to confirm.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■