

# Lot 31

47 Greenhill Road,  
HARROW, Middlesex HA1 1LD

**GUIDE PRICE: £490,000**



## **CORNER SEMI-DETACHED HOUSE AS 7 BED-SITS PRODUCING APPROX £45,000 PER ANNUM**

This spacious semi-detached corner house is located a few hundred yards from Harrow Town Centre and is currently arranged as 7 bed-sit units, all currently let and producing in total in the region of £45,000 pa. The property is a registered HMO and is presented in good order throughout with the additional benefit of gas-fired central heating. We understand that the tenants are predominately DFSS occupiers, and the property is sold with the full on-going benefit of these tenancies. Thus this unit will be of interest to investment buyers. We also believe that there is potential to develop this dwelling and convert into flats subject to obtaining any relevant planning permission.



### **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 the St Anns and St Georges shopping centres. Greenhill Road is located behind the St Ann's shopping centre running parallel with Station Road.

### **ACCOMODATION**

Entrance hall, Room 1: Studio with kitchenette let at £120/week, Room 2: studio with kitchenette & own shower let at £135/week, Room 3: studio with kitchenette let at £120/week, Ground Floor bathroom, first floor landing, Room 4: studio with kitchenette & large bathroom let at £135/week, Room 5: studio with kitchenette let at £120/week, Room 6: box room with kitchenette let at £80/week, bathroom, separate WC, second floor Room 7: spacious studio with kitchen & shower room let at £140/week.

All tenancy agreements are 12 months beginning Sept 2007.

### **TENURE**

Freehold.

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Harrow 020 8863 5611  
Council Tax Band: E, Top Floor Flat listed as Band: **D?**

### **POPULATION & EMPLOYMENT**

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

### **VENDORS SOLICITORS**

Mr David Rubin  
Sherringtons  
Top Floor, Premier House  
Edgware  
Middlesex HA8 5BJ

020 8732 5680

### **VIEWING TIMES**

30th October 2007 @ 12.30pm  
2nd November 2007 @ 12.30pm  
7th November 2007 @ 12.30pm  
9th November 2007 @ 12.30pm