

# Lot 17

## 22 Southfield Park, North Harrow, Middlesex HA2 6HE

**GUIDE PRICE: £470,000\***



### DETACHED HOUSE IN NEED OF UPDATING WITH DEVELOPMENT POTENTIAL

This three bedroom detached house forms part of a popular residential tree-lined road off Pinner Road within a few minutes' walk of North Harrow Station. Harrow Town Centre is also within easy reach. The property offers three bedroom accommodation and has its own driveway to side. The vendors have drawn up plans for extending the property that can be allowed under permitted development and these drawings are available for inspection at the offices of the Auctioneers. There may be scope for even further extension subject to obtaining any necessary consent that may be required. The house does have gas central heating although it is need of complete updating throughout and is being sold with the benefit of full vacant possession. The property will be of interest to investment purchasers, developers and owner/occupiers.

#### ACCOMMODATION

Entrance hall, two reception rooms, kitchen/diner, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, separate WC, front and rear gardens

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Harrow 020 8863 5611  
Council Tax Band: F

#### VIEWING TIMES

31/10, 5/11, 12/11 – all at 10.30am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN